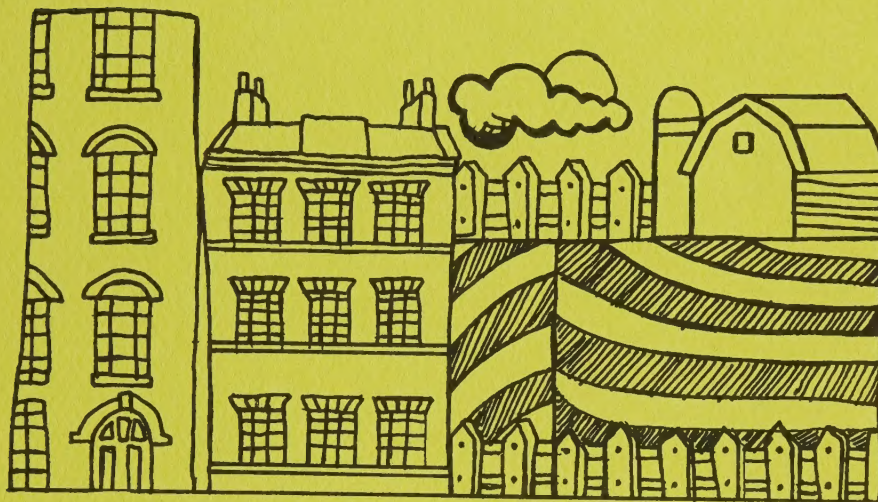


✓ 10/9/86  
✓ 11/11/86

Land Use  
~~Housing~~ **REVISED 1985**  
and  
Circulation Elements  
Of The General Plan  
and  
Environmental Assessment



City of Soledad

July 1981

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Approved by the Soledad Planning Commission  
by Resolution #81-05 on July 1, 1981.

UNIVERSITY OF CALIFORNIA

Adopted by the Soledad City Council  
by Resolution #1294 on July 14, 1981.

Prepared by  
Environmental Management Consultants



Draft  
General Plan  
and  
Environmental Assessment  
for Soledad

Prepared for  
The City of Soledad, California

July 1981

Prepared by  
Environmental Management Consultants  
P.O. Box 414  
Monterey, California 93940

Notation of 701 Support

The preparation of this Report was financed in part through a 701 Comprehensive Planning Assistance Grant from the United States Department of Housing and Urban Development, administered by the State of California, Department of Housing and Community Development.



1 RESOLUTION NO. 1294

2 A RESOLUTION ADOPTING AMENDMENTS TO THE GENERAL  
3 PLAN, CONSISTING OF A REVISED LAND USE ELEMENT,  
4 A REVISED HOUSING ELEMENT, AND A REVISED  
5 CIRCULATION ELEMENT

6 WHEREAS, certain proposed amendments to the general plan  
7 have been prepared for the City of Soledad by Environmental Man-  
8 agement Consultants, consisting of a revised land use element,  
9 a revised housing element, and a revised circulation element,  
10 as set forth in a draft document dated July, 1981; and

11 WHEREAS, the planning commission, after public hearing  
12 as required by law, has approved and recommended the adoption of  
13 said amendments to the general plan; and

14 WHEREAS, the city council, after giving notice as  
15 required by Sections 65355 and 65351 of the Government Code,  
16 held a public hearing upon said proposed amendments to the  
17 general plan on June 24, 1981;

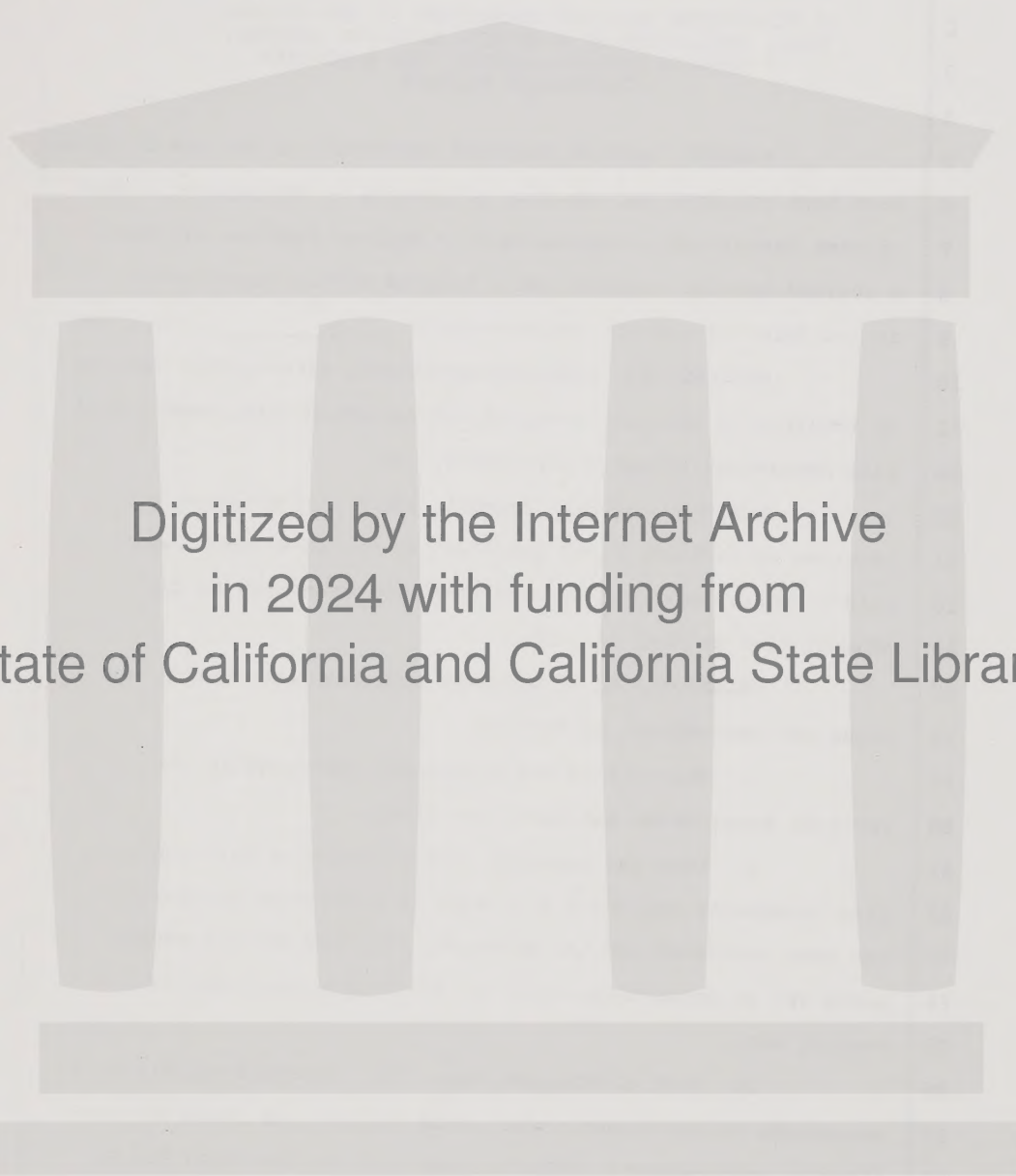
18 THEREFORE, BE IT RESOLVED that the city council now  
19 finds and determines, as follows:

20 1. That all of the statements contained in the  
21 recitals hereinabove set forth are true.

22 2. That the required review period on said general  
23 plan amendments and the E.I.R. made in connection therewith  
24 has been completed and the documents relating to said amend-  
25 ments are in conformance with the California Environmental  
26 Quality Act.

27 3. That alterations have been incorporated into said  
28 amendments to the general plan which mitigate or avoid the sig-  
29 nificant environmental effects identified in the final E.I.R.

30 4. That on March 18, 1981, there was submitted to  
31 the State Department of Housing and Community Development a  
32 draft of the proposed amendment to the housing element of the  
general plan, as required by Section 65585 of the Government Code;



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1 that more than 45 days have elapsed since said submission and  
2 no findings have been made by said Department with respect to the  
3 proposed amendment to the housing element.

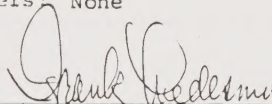
4 5. That it is therefore ordered that said amendments  
5 to the general plan, as set forth in the draft document prepared  
6 by Environmental Management Consultants entitled, "Land Use,  
7 Housing and Circulation Elements of the General Plan, City of  
8 Soledad, California." dated July 1981, be, and the same are  
9 hereby, approved and adopted.

10 PASSED AND ADOPTED at a regular meeting of the City  
11 Council of the City of Soledad duly held on the 14th day of  
12 July, 1981, by the following vote:

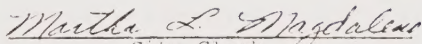
13 AYES, and in favor thereof, Councilmembers:  
14 de los Santos, Gutierrez, Ledesma, Stephens and Mayor Ledesma

15 NOES, Councilmembers: None

16  
17 ABSENT, Councilmembers: None

18  
19   
Mayor

20 ATTEST:

21  
22   
23 City Clerk



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## INTRODUCTION

### PLANNING MANAGEMENT SYSTEM

#### Purpose

A Planning Management System is being prepared for Soledad, Greenfield and Gonzales in the Salinas Valley. Once completed, this system will serve three functions:

- 1) It will provide policy directions and programs to address future land use, housing and circulation issues;
- 2) It will provide the Cities with base environmental data to use during evaluation of future projects; and
- 3) It will provide a Resource Evaluation and Implementation Format to aid the assessment of future urban service capacities. This can then be used in the review of proposed developments, and in planning for capital improvement programs.

#### Format and Scope

The Planning Management System will consist of three documents: Policy Plans for General Plan Elements, Master Environmental Impact Reports, and Resource Evaluation and Implementation Formats.

This document constitutes the Policy Plans for the General Plan Elements for Land Use, Housing and Circulation. Each element describes local issues, identifies City goals based on general desires of the community, and develops policies to provide planning direction to address identified issues. Programs are then identified to provide specific actions to implement the policies. Included within the elements is a Land Use/Circulation Plan Map.

The Policy Plans are intended to be reviewed every five years so that they may be kept current as the community develops.

The Master Environmental Impact Report (EIR) will serve two functions. It will provide base data in all areas of environmental concern so that the City will have complete information to assist their environmental review process. The EIR also will relate the Policy Plans to environmental issues.

Finally, a Resource Evaluation and Implementation Format will help the City to define urban service capacities. It will allow the City to plan for future development and to provide a mechanism to update and revise the Policy Plans.

### GENERAL PLAN ELEMENTS

#### Purpose and Intent

A General Plan is a community's commitment to how they would like to change over time. It is a policy statement of the city's intentions for the future and, as such, serves as a useful tool for local decision-makers. The City of

Soledad's General Plan Revision is the result of more than six months of work by the Planning Commission, City Council, a Citizens Advisory Committee, City Staff and consultants. It represents a guide for future planning decisions in the City in regard to Land Use, Housing and Circulation Issues.

The Plan is comprehensive in nature in that it addresses the physical, social and economic concerns and interests raised during the General Plan Revision Process by the participating groups, committees and individuals in Soledad. It is also a general policy statement, providing direction for planning decisions and the opportunity for revision as community values and circumstances change, and as local, state or national trends or events affect the activities of the community.

State law requires and provides for a General Plan that looks at all aspects of physical growth. This new plan is long-range and comprehensive, and forms the City's future policy statement regarding Land Use, Housing and Circulation issues. However, it also is intended to provide specific guidance in regard to solving today's problems. The policies and programs are designed to establish the basis for present and future land use decisions. Some proposals can be carried out now; others may be fifteen to twenty years in the future.

#### Description of Elements

California State law requires that each local jurisdiction prepare and adopt a General Plan (Government Code, beginning with section 65300). A General Plan is a blueprint for future city development and consists of nine mandated elements, each addressing a specific planning subject area.

The Land Use and Circulation Elements were the first General Plan elements and have been required by State law since 1957. The Housing Element became a requirement in 1969. During the early 1970s State law was modified to include requirements for six additional elements -- Conservation, Open Space, Noise, Seismic Safety, Scenic Highways, and Safety. Each of these elements is designed to address specific city problems and to provide policy direction that deals with such problems.

The City of Soledad has met State requirements by adopting all nine General Plan elements. The present revision process is an updating of the Land Use, Housing and Circulation Elements of the City. The elements of Land Use, Scenic Highway, Conservation, Open Space and Circulation were adopted in 1973. The Housing Element was adopted in 1971 and the Safety Element was adopted in 1974. The Noise and Seismic Safety Elements were adopted in 1975. The 1981 General Plan revision has been a comprehensive approach to revising the Land Use, Circulation and Housing Elements, while considering and incorporating the basic policy contained in each General Plan element.

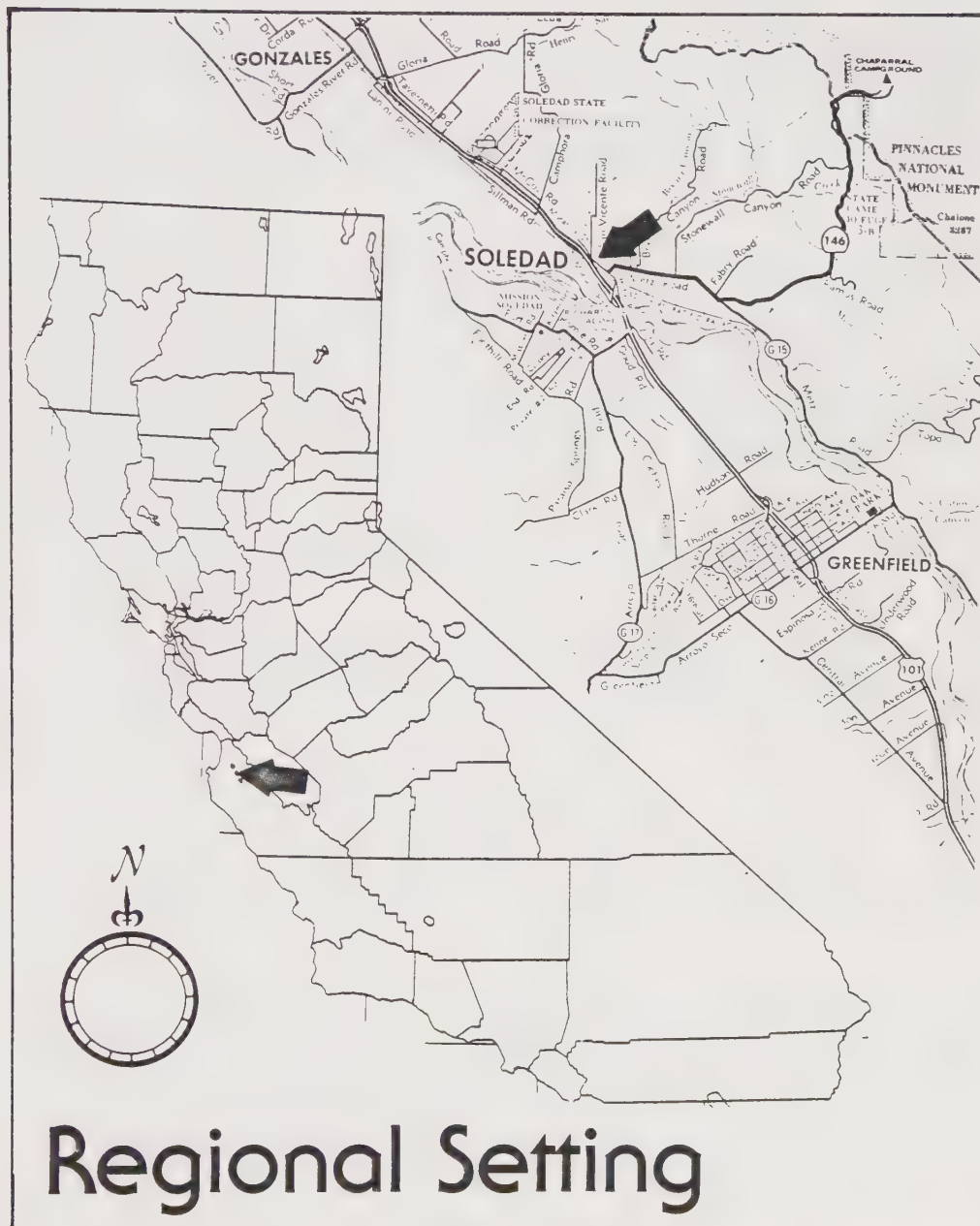
#### Implementation

This plan, when adopted by the City Council in 1981, will become official policy and a framework for guiding decisions with regard to both City capital expenditures and private projects. Implementation of this newly revised plan will require, by state law, that the City bring its zoning ordinance into conformance with the Plan.

## SOLEDAD PLANNING AREA

The City of Soledad is located approximately 23 miles south of Salinas off U.S. Highway 101 within the productive agricultural Salinas Valley. Surrounded by agricultural lands, the City is provided a view of the Gabilan Mountain Range to the east and the Santa Lucia Mountains to the West. Map 1 illustrates the regional setting of the Soledad Planning Area.

As a rural community, Soledad was incorporated in 1921. In 1980 the City consisted of approximately 567 acres, with a population of 5,896. The City's economic base is closely linked to agriculture and its associated industries.





## SUMMARY OF POLICIES AND PROGRAMS

### LAND USE

Policy A: Provide guidance for future growth and development in Soledad by using the policies and programs contained in this General Plan.

Program 1: Use zoning, subdivision and permit review requirements, as well as other devices such as the Capital Improvement Program and Annual City Budget to accommodate planned change and growth.

Program 2: Use the Land Use Plan Map to identify the amount, location, mix, distribution, density and intensity of various land uses.

Program 3: Revise the City's zoning ordinance, text and map, to make them consistent with land use designations.

Program 4: Revise the subdivision ordinance to make the regulation of land divisions consistent with General Plan policies and standards.

Policy B: Favor compact urban growth and phased extension of urban services while discouraging urban sprawl or premature development.

Program 5: Adopt annexation policies consistent with the General Plan policies on the timing of growth and established urban services areas. Pursue the adoption of a Sphere of Influence Study for the City of Soledad consistent with General Plan policies and land use designations.

Program 6: Create urban services areas, designating areas to receive sewer, water and other municipal services over the succeeding 5 to 10 years.

Program 7: Encourage the infilling and intensification of land use consistent with existing neighborhood patterns in the already developed areas of the City currently served by municipal services.

Policy C: Preserve agricultural land surrounding the City by inhibiting urban sprawl and maintaining the City's identity.

Program 8: Encourage the preservation of agricultural land uses to the west, east and south of the City by coordinating city/county land use policy.

Program 9: Lands designated on the Land Use Plan Map as Residential Reserve that are in agricultural production should not be converted to residential uses until the following findings are made: that development of the land will contribute to the establishment of a stable urban limit; and that 90% of the land designated in the City for residential uses that is developable has been developed. This does not include land having no reasonable access or public utilities.



Policy D: Maintain and enhance existing community qualities by developing programs which encourage a desirable community design.

Program 10: Identify and protect entrances to the City by recognizing and presenting urban/rural transition areas and by landscaping City entrances in a manner that would be attractive and would not adversely affect the economic development of the area.

Program 11: Develop a design overlay zone which would be used along sensitive visual areas to implement landscape and setback requirements and architectural review.

Policy E: Encourage the preservation of historic resources that are significant due to architectural, historic or cultural features.

Program 12: Encourage the restoration and maintenance of historic properties.

Policy F: Provide for needed residential expansion timed to population growth and in areas properly located for anticipated residential development.

Program 13: Maintain the pattern of development within the existing City; and, in undeveloped areas within the Planning Area, encourage new development patterns that would allow for a residential mix by type.

Program 14: Use specific plans and planned unit development regulations to define specific land use policy, encourage residential development sensitive to surrounding uses and provide adequate services.

Policy G: Designate land for commercial and industrial uses properly timed and located to provide for projected economic development.

Program 15: Use the Land Use Plan Map of the General Plan as a policy statement on future as well as current commercial and industrial development.

Program 16: Preserve the City's industrial land for future industrial development and actively encourage the addition of industrial enterprises in Soledad.

Policy H: Encourage the implementation of the downtown Soledad Revitalization Plan.

Program 17: Enhance the City's central business district by revitalizing the downtown area in a functional and efficient manner, therefore creating an attractive center for retail services and social activities. Encourage implementation of the downtown specific plan when complete.

Program 18: The portions of four blocks fronting East Street shall be considered as a 'study area' until further planning information is provided.

Program 19: A Neighborhood Commercial area should be located on Metz road between the Soledad School District and Soledad City Park. Properties are shown on the Land Use Plan Map.

Policy I: Phase the provision of public and quasi public facilities with population growth.

Program 20: Through the City's Five Year Capital Improvement Plan and the Resource Implementation Format, allocate funds for the construction of water, roads and sewage treatment facilities and improvements, libraries, parks and other City government facilities.

Policy J: Coordinate City programs with regional, local and private agencies.

Program 21: Through active communication with the Soledad Unified School District and the Gonzales High School District, plan cooperatively for the expansion of existing school facilities and the siting of new facilities.

Program 22: Participate in the Association of Monterey Bay Area Governments Planning Programs to ensure coordination of regional and local planning policy.

Policy K: Enhance the livability of residential areas through land use regulations and the provision of adequate public facilities and services to meet the needs of each neighborhood area within the City.

Program 23: Create a neighborhood character in areas to be built with single family dwellings by discouraging any development other than residential in residential zones.

Program 24: Require on and off site service improvements to be completed with construction; such as water, sewer and street development, schools and parks, landscaping, both on site and to local streets, noise attenuation and drainage improvements.

Program 25: Provide for adequate park space and facilities in Soledad to serve the needs of all segments of the community.

Program 26: Acquire parkland space through developer in-lieu fees required from private developers.

Program 27: Encourage low maintenance type parks and open space.

## HOUSING

Policy A: Require that new residential development meet the housing needs of all income groups.

Program 1: Use the land use map of the General Plan as policy for existing and future residential development. It should indicate housing location, type and minimum/maximum densities.

Program 2: The City of Soledad shall actively stimulate the production of affordable rental and ownership housing.

Policy B: Provide for a continually expanding supply of rental housing in Soledad for persons of all income groups.

Program 3: The City should encourage rental units that are affordable by persons of low and moderate income (i.e., rental rates to be afforded by persons with incomes less than 80% of the County's median income).

Program 4: The City should solicit financial assistance of the construction of rental housing through Federal and State programs. These include loans, grants, interest subsidies, capital improvements and related programs.

Policy C: Provide for a continually expanding supply of ownership housing in Soledad for persons of all income groups.

Program 5: The City should encourage ownership units that are affordable by those of low and moderate income (i.e., with incomes less than 80% of the County's median income).

Program 6: Consider rezoning older areas within present City limits to encourage construction of condominiums and attached houses.

Program 7: Consider the allowance of modular-type housing throughout low density residential zones as part of the Zoning Ordinance, and place mobile homes in areas designated as mobile home parks.

Policy D: Enhance the livability of existing residential units by assuring that all housing units provide a healthy and safe environment for their inhabitants.

Program 8: The City of Soledad shall continue to promote housing rehabilitation for existing structures as funds are available.

Program 9: The City should strictly enforce building codes. Where codes cannot be met, structures should be condemned and demolished.

Program 10: Continue to provide low interest loans and grants to low to moderate income home owners for housing rehabilitation with federal, state and bond funds.

Program 11: The City should solicit federal, state and revenue bond funds for low interest loans and grants for the rehabilitation of rental properties.

Policy E: Housing Development, new and existing, should conserve the pace of life and neighborhood character in Soledad.

Program 12: The Planning Commission and City Council should continuously evaluate the cumulative impacts of developments upon the City's ability to provide adequate services.

Policy F: Provide housing opportunities for all residents of the City, including the disadvantaged, elderly on fixed incomes, handicapped, low and moderate income families and farm workers.

Program 13: Make maximum use of public and private resources to help solve special housing problems.

Program 14: Address special housing needs of the City through the Housing Plan of the General Plan and the Housing and Community Development Housing Assistance Plan.

Program 15: Develop programs to provide a density bonus or other incentive to be granted to developments that include a substantial portion of affordable units.

Program 15: Evaluate the suitability of vacant parcels close to downtown for the provision of medium and high density residential development capable of providing housing for elderly and handicapped persons.

Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.

Program 17: Encourage land use arrangements, densities and uses that reduce travel time and enhance opportunities to use bicycles and foot transportation.

Policy H: Encourage the use of solar power in existing as well as proposed residential uses.

Program 18: Undertake programs that emphasize energy retrofitting in existing residential structures via insulation, weather-stripping.

Policy I: Encourage energy production systems and energy conservation programs which would diversify our energy resources and facilitate reduced energy consumption.

Program 19: Promote the use of passive and active solar systems in new and existing residential buildings.

Policy J: Work with other local, state and federal agencies, public utilities and community organizations to implement energy conservation and longer range renewable energy development programs.

## CIRCULATION

Policy A: Provide a safe and efficient circulation system throughout the City.

Program 1: Recognize and maintain the street classification system shown on Map 7, Circulation. This map identifies functions of different types of streets in Soledad for future planning, and provides for through traffic on arterial and collector streets.

Program 2: Evaluate street maintenance and improvement programs annually and incorporate needed improvements within a Capital Improvement Plan.

Policy B: Provide adequate access to all areas within the City.

Program 3: Acquire rights-of-way for areas with insufficient access.

Program 4: Encourage the development of a south-bound freeway on-ramp at the City's north freeway on-ramp.

Program 5: Ensure adequate street widths in new developments.

Policy C: Ensure provision of adequate parking in all blocks of the downtown, as well as residential neighborhoods.

Program 6: Develop additional public parking lot in downtown areas as needed.

Program 7: Review off street parking standards for residential and commercial uses to ensure adequate parking provisions.

Policy D: Continue the provision of a mix of transportation systems to meet the needs of all economic segments of the population.

Program 8: Support State, County and Federal programs that provide transportation services to the elderly and handicapped.

Program 9: Meet all reasonable unmet transit needs.



## LAND USE ELEMENT

### PURPOSE

The purpose of the Land Use Element is to provide for orderly growth for the City by setting forth general designations for the location, extent and distribution of specified land uses. This element is intended to establish a pattern for land use, set standards for the intensity of development and promote a balanced and functional mix of land uses consistent with community values.

### ISSUES

#### Population Growth

Population growth for Soledad has occurred at an average annual 3.96% rate over the past 10 years, from 4,222 in 1970 to 5,896 in 1980. During the early 1970s, the growth rate increased from the 3.2% annual rate experienced during the 1960s. Population increased from 5,342 in 1976 to 5,896 in 1980, representing a lessening in the average growth rate to approximately 3.1% annually. The City's 1973 General Plan projected a higher annual average growth rate for 1970-1980 of 4.9%, estimating that the total 1980 population would be 6,300 persons. This forecast is considerably higher than the current actual population. This discrepancy is due to a self-imposed building ban resulting from a lack of additional sewer capacity. This limitation, however, is no longer a factor in preventing future growth.

Table 1.1 compares Soledad's growth rate with that of its neighboring Salinas Valley cities, Monterey County, and the State as a whole. The City's growth rate is second highest, next to Greenfield. Soledad ranked 10th among 12 Monterey County Cities for absolute growth and percent of growth between 1970 and 1980.

Table 1.1  
Population Growth Trends

Area	1970 Population	1980 Population	Change in Number	Change in Percent	Average Annual Growth Average
Soledad	4,222	5,896	+1,679	39.6%	4.0%
Gonzales	2,575	2,891	+316	12.2%	1.2%
Greenfield	2,608	4,114	+1,506	57.7%	5.7%
King City	3,717	5,473	1,756	47.24%	4.7%
Monterey County	247,450	289,252	+41,802	16.8%	1.6%
California				17.7%	1.7%

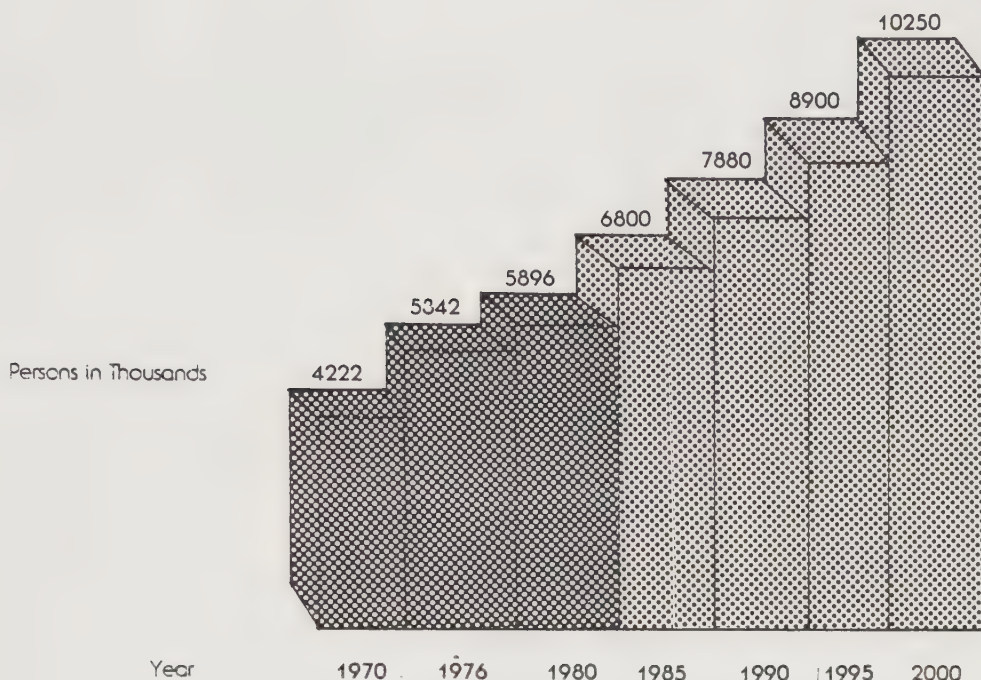
Source: 1970, 1980 U.S. Census

Population growth forecasts for the next ten to twenty years must account for future economic growth. Recent AMBAG forecasts projected a growth increase of 27.3% between 1976 and 1985. Total 1985 population was estimated at 6,800,



which averages to an annual growth rate of 3.0%. The growth rate between 1976 and 1980 has been 3.1%. This is approximately the same rate of growth as projected by AMBAG; it is, however, a lower rate than averaged for 1970 to 1980. Using these rates, Soledad could anticipate a total population of 7,880 by 1990, and of 10,250 by the year 2000. The population projections for the Soledad area are illustrated in the following graph:

## Population Growth Trends and Projections



### Economic Development

Future population growth is dependent to a large extent upon future industrial development and residential opportunities within Soledad. The City is located within the County's major agricultural center of the Salinas Valley. Agriculture represents a major component of Monterey County's economic base, providing jobs related both directly and indirectly to agriculture. Food processing is the largest employer among all manufacturing industries within the region (which includes Monterey and Santa Cruz Counties).

The economic importance of agriculture is reflected in Soledad. In 1976 there were 880 agricultural employees within the City. Manufacturing and wholesale jobs are, for the most part, related to agriculture, such as manufacture of irrigation systems and seed production companies, further increasing the number of jobs dependent upon agriculture.

Historically, the Central Salinas Valley, where Soledad is located, has been characterized by a high unemployment rate, seasonal employment fluctuations, and lack of full time employment opportunities. The City of Soledad, the County of Monterey, and other regional agencies have sought to stimulate new industrial development within the City. The City presents several benefits to

future industrial development: access to transportation networks, a large unemployed labor force, and to some extent lower land costs relative to the general market.

Commercial development is found in the downtown area in the form of retail businesses. As industrial development occurs, the demand for commercial services also will grow, therefore increasing commercial development as well. As this occurs, demand for more shopping facilities will increase. Many residents of Soledad currently go to Salinas for their major shopping trips. An additional constraint to future industrial development is limited commercial facilities.

The extent of future economic development will affect the City's population growth. The creation of new jobs will be absorbed to some extent by residents within the City and commuters from other areas within the Salinas Valley. Future land use and housing matters are related strongly to economic development. All three influence one another and should be reviewed in reference to one another.

#### Existing Land Use

Land in Soledad is used for housing, commercial and industrial enterprises, public facilities and recreation. The City is centered in the midst of agricultural lands which are bound by the Santa Lucia Range to the west and the Gabilan Range to the east. Furthermore, U.S. 101 creates an immediate geographical barrier to the south and vineyard agriculture borders the City in an easterly as well as a westerly direction, leaving the more suitable area for growth to the north. The activities and land uses existing in Soledad have evolved over the years into an established pattern. The City generally has developed according to its 1963 and 1973 General Plans. Residential development has taken the form of single family residences, duplexes, triplexes and apartments. Commercial development has occurred primarily between Monterey and Front Streets in the downtown area. Businesses presently located here meet basic retail and service needs of the community. Industrial development has occurred between the Southern Pacific Railroad and Old State Highway 101, and a winery has located northeast of the City on Metz Road.

To provide a basis for analyzing current conditions and determining future needs, a survey was made of the pattern of land use within the planning area. Existing Land Uses within Soledad City limits are identified by acreage in Table 1.2. These uses are illustrated in the Existing Land Uses Map (Map 2). Table 1.3 compares land use percentages of Soledad and an average rural city of similar size and character in California.

#### Existing Zoning

Zoning in Soledad is regulated by the City's Zoning Ordinance, Appendix A of the Soledad Municipal Code, adopted August 24, 1975. The intent of this Ordinance was to implement the City's 1973 Land Use Plan. Present zoning corresponds to the Land Use Plan Map adopted by the City of Soledad in 1973. The Existing Zoning is illustrated in Map 3, and the 1973 Land Use Plan Map is illustrated in Map 4. The City's zoning map will have to be updated upon the adoption of this document in order to correspond with proposed Land Use patterns.

Table 1.2  
Soledad Land Use Inventory

Use	Number of Acres		
	1973 <sup>1</sup>	1977 <sup>2</sup>	1980 <sup>3</sup>
Residential	160.1	170.0	177.0
Commercial	20.85	19.0	19.0
Industrial	5.0	5.0	5.0
Railroad	15.1	15.0	15.0
Public Utilities	.5	1.0	1.0
Institutional	32.20	37.0	37.0
Streets/Highways	113.0	113.0	113.10
Agriculture	105.5	102.0	102.0
Vacant	94.80	90.0	83.0
Total	566.5	567.0	567.0

<sup>1</sup>Source: 1973 General Plan Land Use Element, Hahn, Wise & Associates.

<sup>2</sup>Source: Land Use Inventory, Monterey County Transportation Study.

<sup>3</sup>Source: 1980 Estimated Land Use Inventory, prepared by Environmental Management Consultants.

Table 1.3  
Comparative Land Use Percentages

Generalized Land Uses	(1980 figures) Soledad	<sup>a</sup> Average City
Residential (all densities)	32.0%	39.5%
Commercial	3.0%	3.1%
Industrial	5.6%	5.6%
Public & Quasi Public	9.3%	18.2%
Streets/Highways/Roads	22.5%	28.3%
Agricultural/Vacant	32.2%	6.3%
	100.0%	100.0%

<sup>a</sup>Source: Hahn, Wise & Associates (1973).



# Existing Land Use









Map 2

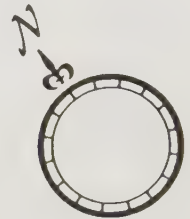
City of Soledad



0 1600  
Scale in Feet

## LEGEND

-  Residential, Single Family
-  Residential Multiple Family
-  Commercial
-  Highway Commercial
-  Industrial
-  Public Parks
-  Public and Quasi - Public Facilities  
(Schools, Government Offices, Churches)
-  Parks

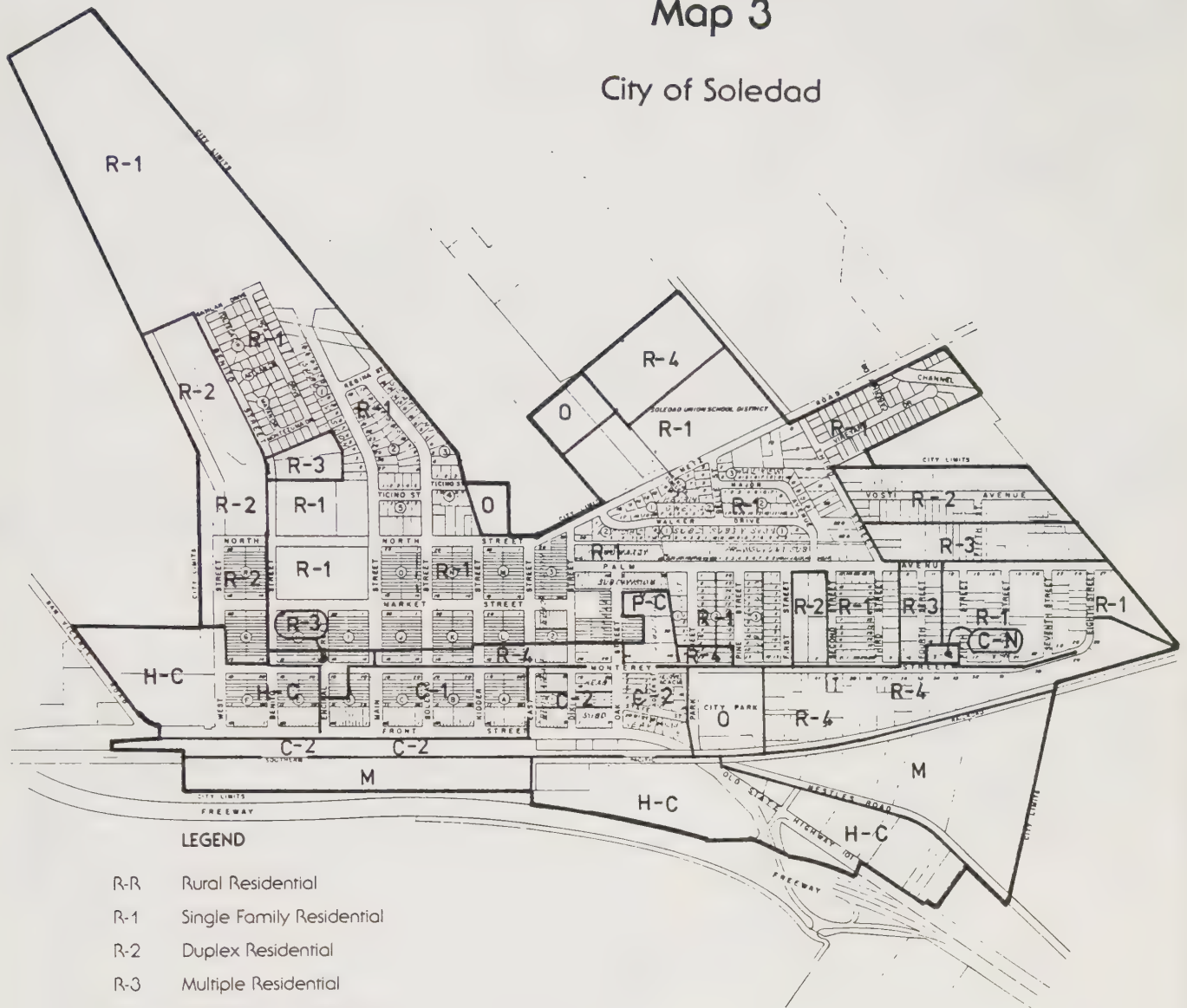




# Existing Zoning

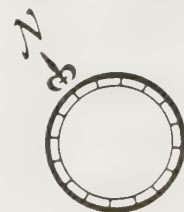
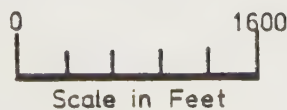
## Map 3

City of Soledad

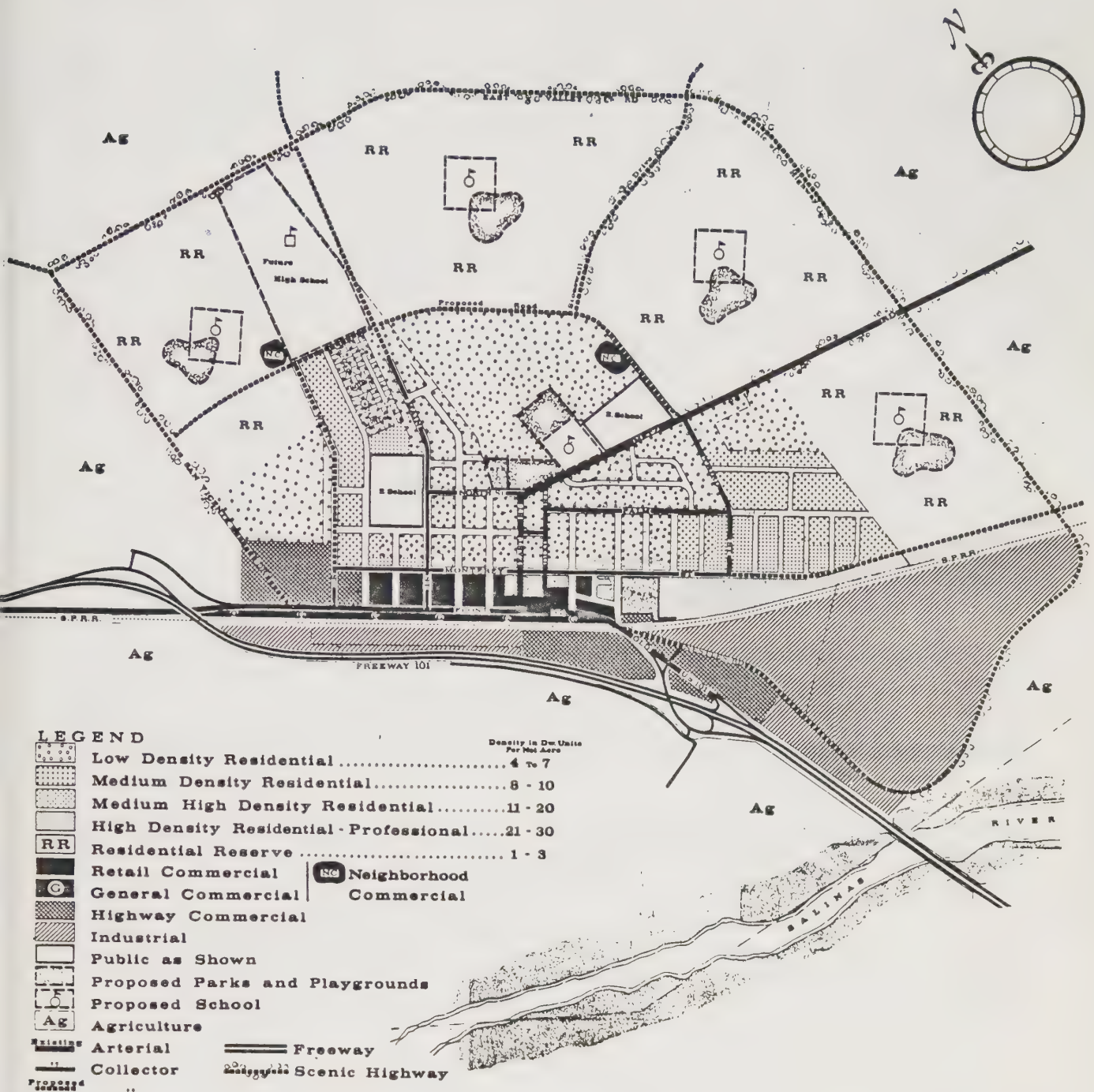


### LEGEND

- R-R Rural Residential
- R-1 Single Family Residential
- R-2 Duplex Residential
- R-3 Multiple Residential
- R-4 Residential — Professional
- C-N Neighborhood Commercial
- C-1 Retail Commercial
- H-C Highway Commercial
- C-2 General and Service Commercial
- M Industrial
- P-C Planned Community
- O Open Space
- P-F Primary Flood Plain
- S-F Secondary Flood Plain
- U Unclassified
- B Combining Lot Size
- P Combining Parking
- S-H Scenic Highway







# Existing Land Use Plan — 1973

Map 4

City of Soledad





## GENERAL GOALS

This Land Use Plan is an effort to respond to the projected population growth within the Soledad Planning Area so that future expansion can occur in an orderly and planned manner. The plan has been developed in accordance with current community needs and projected City expansion and is a schematic representation of the objectives and goals of the community.

The foremost goal for the Soledad Planning Area is that the physical development of the urban area should proceed in an orderly manner, in response to social and economic demands, while conserving the natural resources of the region. The following objectives support this primary goal:

1. To provide a general guide for the orderly future physical development of land uses within the Soledad Planning Area.
2. To protect and preserve prime agricultural land from the encroachment of sprawling urban development.
3. To provide the general location and extent of various land uses, including housing, business, industry, agriculture, recreation, education and other public areas.
4. To allow each type of use sufficient area to develop to the fullest extent indicated by the economy and general welfare.
5. To separate incompatible land uses -- the major deterrent to orderly development.
6. To encourage the development of sufficient and proper industry and commerce in the urban area to make the community a relatively self-sufficient economic unit.
7. To provide a comprehensive guide for public improvement, adequate public facilities for present and future residents of the city, and an atmosphere which will stimulate private investment.
8. To conserve the natural resources of the Planning Area.
9. To encourage the development of recreation and parks system designed to serve the needs of all the people of the area.

## LAND USE PLAN

### Intent of the Plan

The intent of the Land Use Plan is to present policies and programs for the orderly growth and future planning of the Soledad area. As the City grows and the population increases, it is vital to have a statement of long range city objectives and programs. The plan presents this statement through specific goals, policies and programs dealing with Community Growth and Design, Residential and Economic Development, and Public Facilities.

## Land Use Plan Map

### Description

The Land Use Plan Map (Map 5) shows the City's intentions for the development, redevelopment, growth and preservation of public and private properties within the Soledad Planning Area. The Planning Area includes land within the Soledad City limits of Soledad and unincorporated areas surrounding the City.

The Land Use Plan Map shows proposed land uses and street types within the city limits and in adjacent unincorporated areas, reflecting existing patterns. It is this established Land Use pattern, combined with the City's natural setting, that gives Soledad its rural character. The residents of the City have expressed a desire to retain this community feeling by maintaining the general pattern of activities while providing for orderly growth pursuant to this plan. The Plan Map reflects this objective with current land use patterns acting as a base from which to build the future city.

The General Plan Land Use Map is an illustrated presentation of City policies and programs that give direction to the use of land in Soledad. It is a plan drawn to reflect City policies in the areas of housing, transportation, economic opportunity, community design and resource management, and brings together objectives in regard to these areas. All of the objectives, policies and programs of the General Plan cannot be reflected in the map, however, and therefore are detailed in subsequent sections of this General Plan.

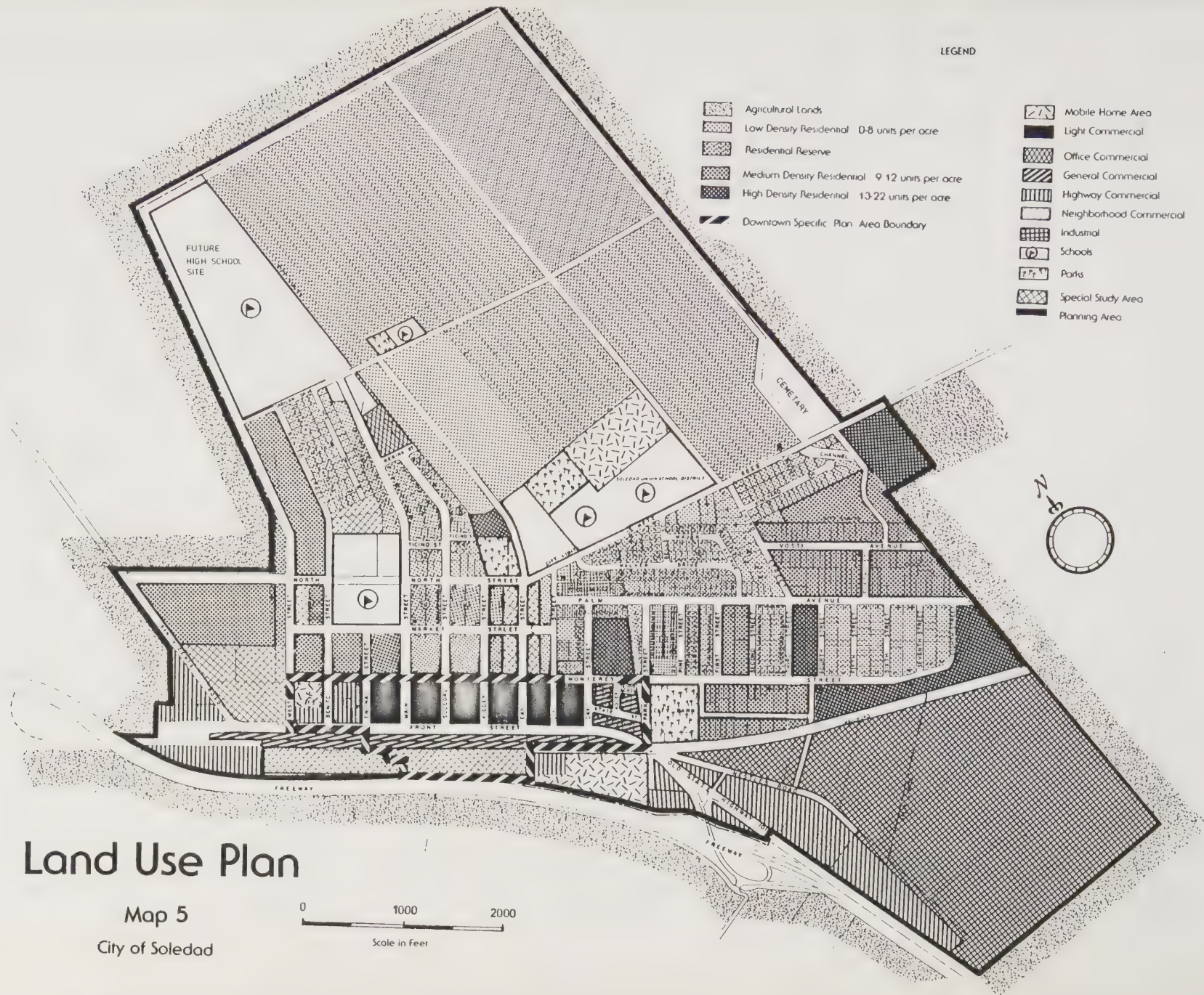
### Implementation of the Plan Map

The General Plan, including the Plan Map, will become the foundation to guide Soledad in land use decisions. No subdivision or rezoning should be approved unless it is consistent with the adopted plan. The zoning map that will be developed as part of the zoning ordinance amendments should conform to the plan map. The specified detailed land use designations in the zoning ordinance are not identified on the plan map; however, land use designations shown on the plan map correspond to established zoning districts. For each land use category designated on the map, at least one zoning district will be implemented. In some areas more than one zoning designation will be used, with what is known as a "combining district"; for example, the use of a Scenic Corridor (SC) District in conjunction with a Light Commercial (C-1) District or some other designation. The "SC" District will not stand on its own because it has no land use designation, whereas the "C-1" District identifies specific land use types for a subject parcel. In combination, however, the two districts can introduce regulations not normally applied by just the "C-1" District.

### Definitions of Land Use Designations

**Low Density Residential:** Consists of one residential unit on each lot, with a detached building designed for, or occupied exclusively by, one family. Densities in single family areas will range from 1 to 8 units per acre.

**Medium Density Residential:** Consists of duplexes and dwelling groups. Densities in Medium Density Residential areas range from 8 to 12 units per acre.





**High Density Residential:** Densities for the multi family residential land use will vary depending upon such factors as existing services, aesthetic concerns or proximity to a major street. Densities generally will range from 13 to 22 units per acre.

**Residential Reserve:** Lands that are suitable for residential development only after 90% of other lands designated for residential uses have been developed; development of the residential reserve will add to a stable urban boundary.

**Light Commercial:** Uses of a community retail nature such as appliance stores, banks, food stores or other uses used by the community as a whole.

**Neighborhood Commercial:** Uses providing goods and services for a specific neighborhood, i.e., a food store, cleaners, drug store.

**Heavy (General) Commercial:** Uses such as wholesale and retail stores and shops of a heavy commercial character conducted inside or outside a building, i.e., auto repair shops, used tractor equipment, repair and sales.

**Highway Commercial:** Facilities providing city-wide and regional services that rely on customers making trips by automobile, and located on major thoroughfares. Services include motels, gas stations and restaurants.

**Industrial-Manufacturing:** Include storage facilities and agriculture-related industries and the manufacturing, processing, repairing or packaging of goods.

**Public Parks:** Open space lands whose primary purpose is the provision of active recreation areas and whose character is essentially urban, with maintained landscaping and facilities.

**Public and Quasi-Public Facilities:** These include government buildings, libraries, churches, hospitals and schools.

**Agricultural:** Agricultural lands which shouldn't be converted to urban uses.

### Plan for Community Growth and Design

It is implied in the General Plan Land Use Policies that the Plans for Community Growth and Design, Residential Development, Commercial and Industrial Development and Public Facilities are strongly linked and integrated and that these plans shall be implemented with consistency in mind.

### Goal

Development in Soledad has evolved in response to the needs of the community. It is the goal of the city to maintain the existing community character while providing policies and programs for efficient growth of the City.

Growth has occurred over the years mostly through development of land within the City limits, retaining the central city as the core of urban action. As of 1977, the City had enough land to develop 372 residential units within its city limits. Of these 372 potential potential units: 34 potential units were

constructed; 12 potential units were found to be outside the city limits; 3 potential units are being held for expansion by local churches; 68 potential units do not have adequate access (see Circulation Plan); 174 potential units are located below the sewer line gradient, necessitating a sewer lift station; and 17 potential units were lost because lots were not developed to the maximum density. Therefore, the City has an actual short term capacity for 64 potential units. The 174 potential units located below the sewer gradient and the 68 units for which not adequate access exists most likely will be developed when economic incentives permit. Meanwhile, the city is encouraging annexations in contiguous areas.

The following policies are designed to respond to the goal of orderly growth and development for the Soledad area.

Policy A: Provide guidance for future growth and development in Soledad by using the policies and programs contained in this General Plan.

Since 1970, the City of Soledad has grown at an average annual rate of 3.96%. The annual rate of growth during the same period for housing units was 2.27%.

Program 1: Use zoning, subdivision and permit review requirements, as well as other devices such as the Capital Improvement Program and Annual City Budget to accommodate planned change and growth.

The Land Use Plan Map also can guide the future development in the Planning Area by indicating land use designations and intensity.

Program 2: Use the Land Use Plan Map to identify the amount, location, mix, distribution, density and intensity of various land uses.

Program 3: Revise the City's zoning ordinance, text and map, to make them consistent with land use designations.

Program 4: Revise the subdivision ordinance to make the regulation of land divisions consistent with General Plan policies and standards.

Programs 2, 3 and 4 coordinate the proposed Land Use Plan with City policies and programs which will aid in the implementation of the goal of planned growth for the City of Soledad.

Policy B: Favor compact urban growth and phased extension of urban services while discouraging urban sprawl or premature development.

Program 5: Adopt annexation policies consistent with the General Plan policies on the timing of growth and established urban services areas. Pursue the adoption of a Sphere of Influence Study for the City of Soledad consistent with General Plan policies and land use designations.

Monterey County's Local Agency Formation Commission (LAFCO) is required by the Knox-Nisbet Act (Section 54774 of the California Government Code) to develop and determine the Sphere of Influence of each local governmental agency within

the County. The term "sphere of influence" refers to a plan for the probable ultimate physical boundaries and service area of a local governmental agency within a 20-year time frame. The Commission has adopted guidelines and local policies for developing a Sphere of Influence. Soledad does not have an adopted Sphere of Influence at this time; however, the City's adopted policies for the ultimate growth of urban lands are in accordance with these LAFCO guidelines.

Program 6: Create urban services areas, designating areas to receive sewer, water and other municipal services over the succeeding 5 to 10 years.

Urban Service Areas consist of existing developed and undeveloped land within an agency's Sphere of Influence, which are not served by existing urban facilities, utilities and services or are proposed to be serviced within 5 years. By implementing Programs 5 and 6, Soledad can facilitate the ultimate adoption of a Sphere of Influence study. These programs encourage coordination in planning efforts and will aid in the logical determination of a Sphere of Influence boundary and service area boundaries.

Program 7: Encourage the infilling and intensification of land use consistent with existing neighborhood patterns in the already developed areas of the City currently served by municipal services.

This program reflects the philosophy that urban development requires urban services and should logically be within the core of the City. By concentrating urban development within the City, efficient use is made of existing urban and municipal services. Furthermore, the pressure for undesirable urban sprawl and unplanned expansion is reduced, thereby reducing the loss of valuable agricultural lands. This program also reflects the desire of the residents of Soledad to maintain the existing pattern of development and use it as a base upon which to expand.

Policy C: Preserve agricultural land surrounding the City by inhibiting urban sprawl and maintaining the City's identity.

Policy C is a statement of recognition of the importance of the agricultural land surrounding the City. It is a statement of the City's intention to maintain the existing character of the City by preserving the agricultural lands bordering the limits of the planning area, while also enhancing the existing pattern of development within the City. Map 6 locates Prime and Non-Prime lands surrounding Soledad.

Program 8: Encourage the preservation of agricultural land uses to the west, east and south of the City by coordinating city/county land use policy.

Program 8 indicates the City's support for continued agricultural land uses to the west, east and south of the City, especially the prime lands in these directions. The program also indicates the City's willingness to cooperate with other agencies in achieving this goal.







Program 9: Lands designated on the Land Use Plan Map as Residential Reserve that are in agricultural production should not be converted to residential uses until the following findings are made: that development of the land will contribute to the establishment of a stable urban limit; and that 90% of the land designated in the City for residential uses that is developable has been developed. This does not include land having no reasonable access or public utilities.

The City Planning Area currently contains approximately 400 acres of agriculturally zoned (County of Monterey) land in agricultural use. Program 9 calls attention to these lands and the necessity that they remain in agricultural use until such time as demand increases for further City expansion within the Planning Area. This program is designed to maintain agricultural uses until the land is needed for urban expansion, and requires that other residential lands in the City be used first. The lands, all in private ownership, are designated as Residential Reserve by the Land Use Plan Map. This designation also recognizes the land development potential of the areas, but also enforces the City goal of an orderly and planned development pattern.

Policy D: Maintain and enhance existing community qualities by developing programs which encourage a desirable community design.

Community design is a combination of physical features that, together, give each city a character and quality unique to itself. The following programs give direction to the City's goal for community design and growth. They lay out an action program that views the City's natural and community features, as well as future development, within a planning context that reflects the City's desire to preserve its agricultural lands and maintain its character.

Program 10: Identify and protect entrances to the City by recognizing and presenting urban/rural transition areas and by landscaping City entrances in a manner that would be attractive and would not adversely affect the economic development of the area.

Program 11: Develop a design overlay zone which would be used along sensitive visual areas to implement landscape and setback requirements and architectural review.

Programs 10 and 11 apply to the entrances to the City along San Vicente Road and Metz Road. These programs will improve the general appearance of the City, thereby promoting orderly development and preserving the rural/urban transition area.

Program 11 specifically applies to the proposed scenic highway routes: San Vicente Road and Metz Road. The program is intended to protect rural character along these roadways while enhancing the general livability of the area.

Policy E: Encourage the preservation of historic resources that are significant due to architectural, historic or cultural features.

This policy recognizes that certain historic structures are important due to their significance in relation to a person, event, era in history, or their outstanding architectural design or other cultural features. Often these houses and commercial structures are old and left to deteriorate, later to be replaced by newer structures. (The Downtown Specific Plan addresses the pres-

ervation of commercial structures in the downtown area.) Yet, as many communities are discovering, historic preservation enhances the quality and aesthetics of a neighborhood, preserves unique community characteristics, provides a stronger sense of civic pride, and offers other economic advantages as well. For example, commercial districts that have undergone restoration have become more desirable to shoppers, and increasing construction costs may make restoration quite cost-effective.

Program 12: Encourage the restoration and maintenance of historic properties.

Often property owners may not be aware of the history or significance surrounding their property. Once informed, some property owners may become interested in pursuing private methods of preservation funding. These range from federal and state grants to assistance from private organizations such as the National Trust for Historic Preservation. The City should also take an active role in preserving historical sites.

### Plan for Residential Development

#### Goal

The City of Soledad desires to provide areas for residential development to meet future population expansion. The City wishes to promote the development of residential areas in a manner enhances residential living in the City.

In planning for residential development the City also must be aware of the impacts of providing only lower income housing. Because Soledad has far in excess of its appropriate share of lower income housing, the City also should provide moderate income housing in an effort to preserve fiscal viability.

Policy F: Provide for needed residential expansion timed to population growth in areas properly located for anticipated residential development.

Policy F provides guidance for the development of the vacant land within Soledad's Planning Area.

The Land Use Plan Map indicates areas suitable for future residential development. It presents densities for development based on the provision of adequate housing to meet the needs of the future projected population and adequacy provision of public services and utilities.

Program 13: Maintain pattern of development within existing City; in undeveloped areas within the Planning Area, encourage new development patterns that would allow for a residential mix by type.

Concern was expressed by the community for retention of neighborhood character. For the most part people like neighborhoods with single family houses and low density development. This program provides direction to retain this low density character in most areas of the City and provides direction for a compatible mix of housing types and land uses in areas planned for development.

Program 14: Use specific plans and planned unit development regulations to define specific land use policy, encourage residential development sensitive to surrounding uses and provide adequate services.

Specific plans and planned unit development regulations can sensitively and efficiently guide residential development. Such approaches to project review can give the City and developer a unique opportunity to coordinate design guidelines for development while assuring an adequate provision of public services. Program 14 also reflects the City policy of efficient extension of urban services.

### Plan for Commercial and Industrial Development

#### Goal

The economic well being of Soledad is directly related to the City's policies regarding local commercial and industrial activity. It is the goal of the City to provide a balanced community, encourage the development of enterprises which strengthen the economic base of the community by providing more job opportunities and increased tax revenues, and locate in areas which are easily accessible and result in minimal disruption to residential areas.

Policy G: Designate land for commercial and industrial uses properly timed and located to provide for projected economic development.

Policy G states that land must be set aside for industrial and commercial uses to be developed when needed and consistent with the City goal of a balanced and economically stable community.

Program 15: Use Land Use Plan Map of General Plan as policy statement on future and current commercial and industrial development.

Program 16: Preserve the City's industrial land for future industrial development and actively encourage the addition of industrial enterprises in Soledad.

Programs 15 and 16 provide for properly timed and located industrial expansion for the City of Soledad and require the City to pursue the economic opportunities provided by industrial development. By encouraging such enterprises, the City is actively seeking to broaden its economic base, thereby contributing to the goal of a self-sufficient and thriving community.

There are two areas designed for industrial development on the Plan map. These are optimal locations for industrial expansion due to their location and access. The land designated on the Land Use Plan Map for industrial development, together with the policies and programs of the City, will assure an adequate industrial land base throughout the planning period.

Policy H: Encourage implementation of Soledad's Downtown Revitalization Plan.

Program 17: Enhance the City's central business district by revitalizing the downtown area in a functional and efficient manner, creating an attractive center for retail services and social activities; encourage the implementation of the Downtown Specific Plan when complete.

Soledad's downtown business area is located along 11 blocks of West Street and Park Street, between the Southern Pacific Railroad tracks and Monterey Street, as indicated on the Land Use Plan Map. This area is intended to remain the focal point of the Downtown Specific Plan. The General Plan Map identifies general Land Use categories within the downtown area. The Downtown Specific Plan will, in effect, expand upon the Land Use Plan. New zoning regulations will have to be developed as part of the downtown plan, implementing specific policies and programs to be determined in the Specific Plan.

Program 18: The portions of four blocks fronting East Street shall be considered as a "study area" until further planning information is provided.

East Street is a State Highway with a significant amount of through traffic. This street has a mixture of commercial and low density residential land uses at this time. Until further planning information is available, this area should remain a study area.

Program 19: A Neighborhood Commercial area should be located on Metz Road between the Soledad School District and Soledad City Park properties, as shown on the Land Use Plan Map.

This Neighborhood Commercial area will be limited to Neighborhood Commercial uses to be regulated by the City's Zoning Ordinance. Consideration of downtown revitalization is necessary in approving uses within this neighborhood commercial area. It is expected that this neighborhood center will meet the day to day needs of Soledad's major direction of expansion -- to the north.

### Plan for Public Facilities

#### Goal

The phasing of water, sewer and road extensions and improvements and Parks and Schools directly influences and sets the pattern for urban development. It is the intent of the City of Soledad to coordinate public facility improvements with growth and development plans so they are available at the times and locations needed. All public facilities also should be sensitive to both natural and developed resources.

Policy I: Phase the provision of public and quasi public facilities with population growth.

Program 20: Through the City's Five Year Capital Improvement Plan and the Resource Implementation Format, allocate funds for the construction of water, road and sewage treatment facilities and improvements, libraries, parks and other City government facilities.

The above program urges the City to utilize its Capital Improvement Program as an established policy guideline for the provision of community services. The use of the Resource Implementation Format will provide indicators for where major service improvements are needed and will help to coordinate.

Policy J: Coordinate City programs with regional, local and private agencies.

Program 21: Through active communication with the Soledad Unified School District and the Gonzales High School District, plan cooperatively for the expansion of existing school facilities and the siting of new facilities.

Program 22: Participate in the Association of Monterey Bay Area Governments Planning Programs to ensure coordination of regional and local planning policy.

Policy K: Enhance the livability of residential areas through land use regulations and the provision of adequate public facilities and services to meet the needs of each neighborhood area within the City.

Policy K is an expression of City intent to maintain the character of the City's neighborhoods and to improve the quality of services to all areas within the City.

The phasing of public facilities and improvements in the primary public investment that influences the type and character of residential development within the City. The residential environment, being where most people satisfy their basic need for food, shelter and community, is the most important aspect of City life. Therefore, the availability of public services and facilities and their adequate timing and phasing provide the basic framework for a high quality of residential life.

The following programs supply the City with clear direction to ensure that adequate public facilities and services will be available to new and existing housing and that a high quality of residential life will be provided in the City of Soledad.

Program 23: Create a neighborhood character in areas to be built with single family dwellings by discouraging any development other than residential in residential zones.

Program 24: Require on and off site service improvements to be completed with construction; such as water, sewer and street development, schools and parks, landscaping, both on site and to local streets, noise attenuation and drainage improvements.

Program 25: Provide for adequate park space and facilities in Soledad to serve the needs of all segments of the community.

Existing and proposed parks are illustrated in the Land Use Plan Map. Although parkland space in Soledad appears adequate for now and the near future, park needs should be monitored as population grows. A typical neighborhood park of 8 to 15 acres should be required for every 2,000 to 5,000 increase in population. The neighborhood park should have a service radius of 1/4 mile.

Program 26: Acquire parkland space through developer in-lieu fees required from private developers.

Program 27: Encourage low maintenance type parks and open space.



## HOUSING ELEMENT

### PURPOSE

Each city in California must have a Housing Element in its General Plan, according to State law (Section 65000 et seq). This mandated element is to consist of an identification and analysis of existing and projected housing needs with a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing.

This General Plan Housing Element is written to conform to the requirements of AB 2853 (Section 65580 et seq). In adopting AB 2853, the Legislature of the State of California found and declared that:

- a. the availability of housing is of vital statewide importance, and that early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order;
- b. the early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and to accommodate the housing needs of Californians of all economic levels;
- c. the provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government;
- d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
- e. the Legislature recognizes that, in carrying out this responsibility, each local government must consider economic, environmental and fiscal factors and community goals set forth in the General Plan and must cooperate with other Local governments and the State in addressing regional housing needs.

### HOUSING NEEDS IDENTIFICATION

#### Housing Characteristics

##### Existing Dwelling Units

The City of Soledad's housing stock is varied in type and age. Some dwelling units date back to the late 19th century, when Soledad was merely an extension of the railroad. The City of Soledad's housing stock consists of single family dwelling units (built during various decades), duplexes, mobile homes, apartments, hotel rooms converted to apartments during the harvest seasons, and condominiums. Table 2.1 lists the number and type of dwelling units.



Table 2.1  
Number and Type of Dwelling Units

	1970 <sup>1</sup>	1976 <sup>2</sup>	1980 <sup>3</sup>
Single Family	748	768	854
Duplex	98	98	98
Multi Family	266	360	409
Mobile Home	74	147	147
Total	1186	1373	1456

Sources:

<sup>1</sup> U.S. Census 1970

<sup>2</sup> Mid-Decade Census 1976

<sup>3</sup> City of Soledad Building Department Records

Among these dwelling types, the single family unit is the most predominant housing type, comprising 854 units, or 59%, of the City's housing stock.

### Household Size

The average household size has remained approximately the same between 1970 and 1976, at approximately 3.9 persons per household. This is a result of population increase corresponding with the increase of dwelling units. However, in 1980, the average household size has increased to 4.08 (Source: 1980 U.S. Census). This is a result of a tighter housing market and larger family sizes.

### Household Tenure

Owner occupied homes comprise almost 50% of the City's housing stock. Table 2.2 presents figures on housing tenure.

Table 2.2  
Housing Tenure -- Renters and Owners

Length of Tenure	Renter	Owner
0 - 1 year	191	72
1 - 3 years	131	173
4 - 9 years	110	119
10 - 19 years	50	161
20 or more years	11	142
Totals	493	667

Source: Mid-Decade Census

Note: 213 persons did not respond

According to Table 2.2, of the total 667 owner-occupied structures, 303 (45%) have been occupied by their owners for more than 10 years. Of those 303, 142 (21% of the total number of owner-occupied houses) have been occupied for more than 20 years. On the other hand, 87.6% (432) of the rental units have been occupied for less than 10 years and 65% (322) have resided in rental housing for less than 3 years.

### Housing Values and Rents

Since 1970, housing values in Soledad have increased at rapid rates. Between 1970 and 1980 the median price for a single family dwelling increased from \$14,000-\$16,000 to \$60,000-\$70,000, or by about 230%. During that same time frame, median incomes increased from \$7,500 to \$9,400, a 25% increase.

The costs of rents have also increased during the same time period. The median monthly rent in 1970 was approximately \$150, compared to about \$300 in 1980. Although monthly rents have increased since 1970, they have not increased as fast as new housing costs.

Both rental and ownership housing are in short supply due to many internal as well as external forces. Internal forces at present include an inability to provide market-rate housing, since the level of housing affordability is much higher than income levels permit. Thus, demand for housing in the \$60,000-\$70,000 range does not exist. Other internal forces include a low vacancy rate, large household size, and local regulations.

External forces include the national, state and regional economic situation, including high interest rates and inflation rates. Many building codes and other regulations are either expensive to implement or restrict developments by keeping densities lower or not permitting development upon agricultural lands.

### Vacancy Rate

The Federal Department of Housing and Urban Development defines a "tight" housing market or "shortage" of housing as an overall rental vacancy of 3% or less. The City of Soledad currently has a vacancy rate of 2.1 (U.S. Census, 1980 estimated figures). Therefore, Soledad has a "tight" housing market or "shortage" of housing.

### Housing Conditions

Table 2.3 reports survey data regarding housing conditions of a total of 1,061 residential units surveyed in Residential Zones in Soledad.

In 1970, approximately 75% of the overall housing was rated as needing repair. In 1980, 38% of the housing surveyed was rated as needing repair.

Many factors should be considered as important indicators for predicting future housing quality. These include original quality of construction, level

of anticipated maintenance, ownership vs. rentership, and number of occupants. Many older single family dwellings (i.e., those between Monterey and Front Streets, which were not included in the 1980 Housing Condition Survey) are located in an area zoned for commercial and therefore are allowed to deteriorate because owners often are waiting for higher density or commercial development. Another reason for deteriorating housing is lack of ability to afford repairs. The cost of housing repairs have increased throughout the years, leaving many home owners who are on fixed incomes without the means to repair deficiencies.

Table 2.3  
Housing Conditions: 1970 - 1980

	1970 <sup>a</sup>		1980 <sup>b</sup>	
	Number	Percentage	Number	Percentage
Standard	271	25%	718	62%
Conservation Feasible	348	33%	105	9%
Conservation Questionable	262	25%	77	7%
Substandard	180	17%	246	22%
Total Units Surveyed	1061	100%	1146	100%

<sup>a</sup> 1970 Data Source: 1971 Housing Element

<sup>b</sup> Soledad Planning Department, 1980

Note: The 1980 figures do not include:  
65 units not in residential zones  
147 mobile home units  
98 Soledad Housing Authority units

### Population Characteristics

#### Population Composition and Employment

The City of Soledad has a population of 5,896 (U.S. Census, 1980 est.) and is located approximately 125 miles south of San Francisco along Highway 101 and the Southern Pacific Railroad. Soledad functions as a center of activity for an agriculturally dominated region. According to the 1976 mid-decade census, Soledad's population was 5,342; of this number approximately 880, or 16.4%, were farmworker residents. That same census revealed that approximately 78% of the total population was Mexican-American. Although some of the State's most highly productive agricultural land surrounds portions of the City of Soledad, the City is considered to have the fourth lowest per capital income in California (\$2,608, compared to a \$8,581 average household income).

Employment in Soledad has increased by 83% between 1970 and 1980, while housing has increased by 37.2% and population has increased by 39.6%. This is a result of expansion of agriculture-related businesses serving the surrounding agricultural area. Table 2.4, "Housing and Employment", identifies trends in housing, population and employment growth in Soledad.

Table 2.4  
Housing, Employment & Population

	1970	1976	1980
Housing	1061	1373	1456
Population	4222	5342	5896
Employment	493	811	905

Source: U.S. Census 1970  
Monterey County Mid-Decade Census 1976  
U.S. Census 1980 estimated figures.

#### Median Family Income

Median family incomes in Soledad traditionally have been lower than those of the County. Table 2.5 compares City of Soledad and County incomes.

Table 2.5  
Relative Incomes -- Soledad and Monterey County

Year	Median Income		% of County's Median Income
	Soledad	Monterey County	
1970	\$ 7,500	\$ 9,730	77%
1976	8,581	11,855	72%
1980	9,400 <sup>a</sup>	18,400	51%
1985	10,434 <sup>a</sup>	22,735	45%

<sup>a</sup> Estimated, assuming a 2.4% annual increase.

Source: 1970: U.S. Census  
1976: Mid-Decade Census

In 1976, 49% (639) of Soledad's households were below the City's median income of \$10,963, whereas approximately 90% (942) were below the County's median income of 11,855. According to the Mid-Decade Census, 820 households (60%) were considered low income, being 80% or less of the County's median income level of \$11,855.

### Appropriate Share of Regional Housing Needs

In compliance with Government Code, Section 65584, "each council of government shall determine the existing and projected housing need for its region." The Association of Monterey Bay Area Governments (AMBAG) has determined, based on the required criteria, an appropriate share of Regional low- and moderate-income housing for the City of Soledad. In Monterey County, families having an income of less than \$22,040 are considered low and moderate income families.

AMBAG based its projections upon Monterey County's Economic Base Study and has determined that, by 1995, 40% of all households will have less than 80% of the Median Income and therefore shall be determined to be low income. (80% of \$18,400 = a family with less than \$14,720 income is considered low income.) Two assumptions were also made:

- a. No single jurisdiction should expect to accommodate more or less than the regional amount of 40% of low income housing; and
- b. No radical change in employment mix will occur.

According to Section 6588 3b, the Housing Element Should be revised not less than once every five years, including AMBAG's regional projections. Table 2.3 outlines Soledad's appropriate share of low income housing using the data, criteria and assumptions previously mentioned.

Table 2.6  
Soledad's Appropriate Share

	1976 Base	Projected Increase Over A Nine Year Period to 1985	Percent Increase	1985 Projection
Population Overall	5342	+1458	+27.29%	6,800
Group Quarter Population	111	+33	+29.7%	144
Household Population	5231	+1425	26.78%	6,656
Number of Households	1281	+448	+34.9%	1729 <sup>a</sup>
Low Income Households i.e., 40% of all households	820 <sup>c</sup>	-128	-15.6%	692 <sup>b</sup>
Average household Size	4.08	-.15	-3.6%	3.93

<sup>a,b</sup> Appropriate share of 1833 (40%) = 733

<sup>c</sup> Note that, in 1976, 64% of all households in Soledad were low income.

Based on the figures in Table 2.6, Soledad, in the 1976 Base Year, had more than its appropriate share of the regional low income housing needs (64%). AMBAG's projection stipulated that, by 1985, Soledad's appropriate share would be 128 households less than at present (692).

Although Soledad meets its appropriate share of the regional housing needs, it does not provide enough low income or standard housing internally. This does not mean that existing lower income households would be expected to physically leave the jurisdiction. Soledad had more than the regional average of 40% lower income households in 1976. To reach the 40% appropriate share level, Soledad should employ planning policies to create increased job opportunities for existing lower income households and increased housing opportunities for above median households.

#### Special Housing Needs

Ethnic minorities comprise approximately 86% of the population (1976 Mid-Decade Census). The Mexican-American population makes up 78%, and Blacks and other minorities total approximately 8%. Most ethnic minorities are involved in the agriculture-related industry in Soledad. The most significant special housing need in Soledad is that of the farm worker. Farm workers have a difficult time finding and affording housing, due to a combination of limited English skills, large family size, and low household incomes, all of which make it difficult to secure loans. Compounding the problem is the fact that many units once meant for seasonal occupancy by single men are now used year-round by farm laborers and their families. Another problem is overcrowding, a condition that is fairly common among farm-worker households. More than 30% of these type households contain more than 5 people in Monterey County as a whole. In Soledad, the average household size traditionally has been 3.9, compared to 2.7 for the region.

Statistics from the 1975 California Employment Development Department (EDD) Survey found that 98% of all farm workers cannot afford market rate housing, and 77% could not afford even subsidized housing. This problem exists in Soledad. According to the 1976 Mid-Decade Census, 72% of Soledad's households were below the County's medium income level of \$11,855. At that time, people earning \$11,855 annually could afford a dwelling unit that cost \$23,710. Unfortunately, housing costs were significantly higher. The City of Soledad currently has 98 units designated as farm worker housing. This represents 6.7% of the City's total housing stock.

#### Future Considerations

##### Vacant Lands

If all residentially zoned vacant land within the City of Soledad were built upon at maximum existing zoned densities, a total of 326 housing units could be constructed. However, many physical or service constraints exist for these areas. Much of the land designated for high density residential, between the railroad and Monterey Street, has no access (68 units). Many other parcels are owned by individuals who do not want to develop at this time (64 units). As part of the Circulation Element, plan lines will be developed to provide access to those areas where access does not exist presently. It is anticipated that private development on other undeveloped vacant residentially zoned areas shall occur when economic incentives are favorable.

In addition to vacant land within the city limits, if all areas designated as part of the proposed Land Use Plan were constructed, approximately 2,454 additional housing units could be constructed. Constraints upon this area may involve considerations by LAFCO that portions of this area are to remain in agricultural production.

## Government and Non-Government Building Constraints

### Potential and Actual Governmental Constraints

According to the existing General Plan, residential densities in the City of Soledad are as follow:

Low Density Residential	4- 7 units per acre
Medium Density Residential	8-10 units per acre
Medium High Density Residential	11-20 units per acre
High Density Residential-Professional	21-30 units per acre

The City's Zoning Ordinance was created to implement the City's 1973 General Plan. The Zoning District and a summary of its restrictions follows:

- a) Rural Residential (R-R). This district is intended as an area for single family homes with approximately one such home per acre and with not more than one dwelling. Maximum site coverage shall not exceed 15% of the parcel area.
- b) Single Family District (R-1). This district is intended for single family homes, with approximately four such homes per acre, with one dwelling per lot. Maximum coverage of a lot shall not exceed 40% of the lot area.
- c) Duplex Residential District (R-2). The purpose of this district is to stabilize and maintain the residential character of the district and to permit a suitable environment for family living on a smaller scale by permitting a higher density, with two or three families to the building site. Maximum lot coverage of a lot by all structures shall not exceed 60% of the lot area. In conjunction with the General Plan, 10 units per acre maximum would be allowed.
- d) Multiple Residential District (R-3). This district permits apartments with a lot coverage of 60% or less. In conjunction with the General Plan, 20 units maximum would be allowed.
- e) Multiple Family - Professional (R-4). This district permits apartments with space for cooperatively used facilities and open spaces, and provides for transient residential accommodations as well as professional offices.

The City of Soledad does not have a growth control ordinance restricting potential development.

It should be noted that development of agricultural land surrounding the City is subject to governmental constraint. The Local Agency Formation Commission (LAFCO) of Monterey County has ultimate power in the approval/denial of annexations upon the surrounding agricultural lands. LAFCO is charged with ensuring that growth occurs within the cities and their spheres of influence in an orderly and planned manner, assuring the protection of prime agricultural land. LAFCO also is charged with assigning a sphere of influence to the City of Soledad. There is no adopted sphere of influence at the present time.

As previously discussed, housing costs have increased significantly in the past decade, rendering it nearly impossible for the average worker in Soledad to purchase a home.

Most new development in the City of Soledad is beyond the means of the average household in terms of cost. Also, progressively higher interest rates for housing further limits Soledad residents' ability to purchase homes.

Alternative methods of financing residential development are available. One such method is Farmers Home Administration (FMHA). This type of financing is available within rural areas possessing a need for low income housing. According to the Monterey County Farmers Home Administration, the following criteria must be met to obtain FMHA financing:

- a. Adjusted annual income levels must be between \$11,200 and \$15,600. An adjusted gross income equals the gross family income minus 5% and minus \$300 for each child under 18 years of age.
- b. The housing must be of the "no-frills" sort. Amenities such as fireplaces and dishwashers are not permitted.
- c. The average three bedroom dwelling has 1,150 square feet of living area.
- d. No interim financing for the developer is available during construction.
- e. Interest rates for FMHA loans are 13.0%.
- f. Approval must be obtained by a state architect, engineer, inspector and local supervisor before financing for the development can be secured.

A problem with this type of financing, and other financing sources, is that many of Soledad's unmet housing needs cannot be met when subject to strict eligibility criteria.

The City of Soledad is in an area of high susceptibility to earthquakes. Design of future developments should be able to withstand minor non-structural damage.

Increased residential development will place an added strain upon public facilities and utilities in Soledad. However, it should be noted that the City has increased its sewer and water system capacities to a level where these constraints do not exist.

#### Energy Conservation

The California Energy Commission's 1979 Biennial Report states that the CEC intends ultimately to develop building standards that would "reduce the electricity and gas now used in typical new buildings by at least 80 percent for new buildings constructed after 1990." Clearly, new residential buildings can be designed and built which save 80% or more of the energy used by buildings to meet the current building standards. Such residences currently are being built and marketed successfully by innovative builders throughout the state. In fact, when using marginal costs, building standards designed to save 80% or more of current energy may not only be technically feasible, but also immediately cost effective. It should be noted that buildings developed to achieve this level of energy savings will meet and exceed the State Department of Energy's proposed Building Energy Performance Standards (BEPS).

## THE HOUSING PLAN

### Goal

The goal and function of this housing plan is to provide decent housing and a suitable living environment for the entire community. To attain this goal, the residents of Soledad must be involved in the following housing problem solving strategy.

The principal goal for Soledad, therefore, is to provide quality residential life by maintaining and improving existing housing stock and providing expanded housing opportunities for its residents and future populations, leading to a healthy, safe, affordable and efficient living environment for Soledad as a whole. This goal provides for a clear housing policy direction to ensure that new housing is the type needed, that it is properly located and timed, and that public facilities and services are available. This goal provides for the rehabilitation of deficient structures, conservation of energy in housing, the special housing needs of low and moderate income families and farm workers.

### Plan for Residential Opportunities

Housing is one of the most important areas of concern for those who live and work in Soledad. Generally, people are dissatisfied with the inability to afford decent housing in the City. Residential opportunity policies and programs set the framework for the necessary community effort and involvement. The plan for residential opportunities focuses upon three housing concerns: new residential development, housing and neighborhood quality, and Soledad's special housing needs.

Policies A, B, and C deal with new residential development and opportunities, calling for a means to provide ownership and rental housing in accordance with need. Policies D and E deal with Housing and Neighborhood Quality. Policy F deals with special housing needs for farm workers and persons on fixed incomes. Policies G, H, I and J deal with Energy Conservation.

### Residential Development and Opportunities

Policy A: Require that new residential development meet the housing needs of all income groups.

The location of future residential development will take place within and adjacent to the existing city limits. According to the Land Use Plan, a maximum of 2,760 additional housing opportunities could be constructed in Soledad. This includes all vacant residential land and underutilized land (306 units) and expansion areas (2,454). The Land Use Plan also increases maximum densities for new development (see Table 2.7). According to the Local Agency Formation Commission, 844 units could be constructed within the next five years. These 844 units include development of "unlikely" parcels in the City (242 units) which have service limitations; 64 "likely" parcels for construction; and proposals including Andalusia, Guzman and Pinnacle Heights (538 units).



Table 2.7  
Allowable Housing Densities Per Acre

	Low Density	Medium Density	High Density
Existing Density	4-7	8-10	11-30
Future Allowable Density*	8	12	22

\*These figures do not take into account Bonus Incentives for Affordable Housing, as provided in AB 1151.

If the population continues to grow by 3.5% annually, approximately 391 new units will be needed within 5 years (assuming household size rate of 3.9 persons per unit). Affordability figures for low income housing are as follow:

Table 2.8  
Housing Affordability

Maximum Household Income* (80% of Median Range)	Affordable Rental Range Including Utilities	Affordable Sales Price Range
1970: \$0-\$7,784	\$0-\$162	\$0-\$19,460
1976: \$0-\$9,484	\$0-\$198	\$0-\$23,710
1980: \$0-\$14,720	\$0-\$307	\$0-\$36,800
1985: \$0-\$18,188	\$0-\$380	\$0-\$45,470

\*For all households between 0% and 80% of County Median.

Source: AMBAG Housing Needs Report, February 1981

Program 1: Use the land use map of the General Plan as policy for existing and future residential development. It should indicate housing location, type and minimum/maximum densities.

The Land Use Plan Map should guide future housing developments during the next 5 years. Availability of urban services, housing needs and environmental resources are considered in designating land uses. Specific locations for mobile home parks, multi family zones, are designated on the Land Use Plan Map.

Program 2: The City of Soledad shall actively stimulate the production of affordable rental and ownership housing (see Table 2.8).

This is to be accomplished by:

1. actively opening up land locked areas currently within the existing city limits so as to encourage more multi family type developments (apartments and condominiums);
2. encouraging no frills and self-help housing through zoning and financial assistance;
3. increasing densities within the Zoning Ordinance to conform to the Land use Plan;
4. encouraging and supporting the use of density bonuses; and
5. providing incentives such as building fee waivers to builders of moderate income type housing, pursuant to State law.

#### Rental Housing Production

This plan is intended to generate new rental housing units in Soledad. Builders, investors, landlords, tenants and all levels of government must cooperate if this plan is to be successful.

Policy B: Provide for a continually expanding supply of rental housing in Soledad for persons of all income groups.

in order for this policy to be successful, the City should promote the development of at least 1/3 of future housing (in accordance with current trends in Soledad) to be built for the rental supply. Affordable housing should be provided in accordance with Table 2.8. Of the total annual goal of 78 units, at least 26 units (i.e., 1/3 of the annual goal) should be multi family.

Program 3: The City should encourage rental units that are affordable by those of low and moderate income (i.e., rental rates to be afforded by persons with incomes less than 80% of the County's median income).

Program 4: The City should solicit financial assistance of the construction of rental housing through Federal and State programs. These include loans, grants, interest subsidies, capital improvements and related programs.

For Programs 3 and 4 to be successful, cooperation between government and builders should take place. Density bonuses should be encouraged and alternative forms of financing pursued by local government as well as by developers.

#### Ownership Housing Production

This plan is intended to generate new home-ownership opportunities, as well as preserving existing ownership units.

Policy C: Provide for a continually expanding supply of ownership housing in Soledad for persons of all income groups.

To carry out this Policy, the City should cooperate with home builders. An objective of 78 units per year has been established, with at least 66% (51) of these being ownership units.

Program 5: The City should encourage that its ownership units be affordable by those of low and moderate income (i.e., with incomes less than 80% of the County's median income).

Program 6: Consider rezonings of older areas within the present city limits to encourage construction of condominiums and attached houses.

Program 7: Consider allowance of modular-type housing throughout low density residential zones as part of the Zoning Ordinance and placing mobile homes in areas designated as mobile home parks.

The purpose of Programs 6 and 7 is to provide for alternative housing types. When given several housing options, upwards of 75% of all households say they prefer single family home ownership status. But as rising costs outrun increases in family income, it becomes more important to consider second preference in housing (i.e., mobile homes, condominiums, attached dwellings, et cetera).

#### Housing Conditions and Neighborhood Quality

Much of the value and usefulness of a dwelling unit lies in its condition. In Soledad, approximately 38% of those dwelling units surveyed in 1980 were in need of some kind of repair. The City of Soledad, however, currently is participating in a rehabilitation program funded by the U.S. Department of Housing and Urban Development. These monies allow persons of low and moderate income to obtain financing to rehabilitate their sub-standard homes.

Policy D: Enhance the livability of existing residential units by assuring that all housing units provide a healthy and safe environment for their inhabitants.

Many Soledad home owners have occupied their homes for long periods of time and have experienced problems in preventing physical deterioration of their homes brought on by age. Many renters also experience similar problems when landowners do not have the money to rehabilitate their units.

Program 8: The City of Soledad shall continue to promote housing rehabilitation for existing structures as funds are available.

The City currently has 428 housing units that are in need of repair. This program will assure that all existing housing eventually will be brought up to code if funding is available.

Program 9: The City should enforce building codes strictly. Where codes cannot be met, structures should be condemned and demolished.

Program 10: Continue to provide low interest loans and grants to low to moderate income home owners for housing rehabilitation with federal, state and bond funds.

This program has been successful in California for many years. Federal, state and bond funds programs should be implemented in Soledad. These programs should be expanded to meet specific needs of the City of Soledad.

Program 11: The City should solicit federal, state and revenue bond funds for low interest loans and grants for the rehabilitation of rental properties.

Policy E: Housing Development, new and existing, should conserve the pace of life and neighborhood character in Soledad.

The City of Soledad has a growth rate of approximately 3.5% and, by the year 1986, will have an expected population of about 7,000 inhabitants. As growth occurs, neighborhood quality could be lessened.

Program 12: The Planning Commission and City Council should continuously evaluate the cumulative impacts of developments upon the City's ability to provide adequate services.

As part of the City's General Plan Update, the City is developing a Planning Management System and Implementation Format. The purpose is to continuously evaluate the cumulative impact of development upon the City as a whole. For example, the impact upon urban services such as water and sewer will be evaluated carefully.

### Special Housing Needs

There are many reasons why households have special housing needs, including the need for affordable and adequate housing, as previously discussed. This section focuses upon the special needs of Soledad's residents. The City of Soledad has few female, elderly and handicapped heads of household, but these needs still exist. Organizations formed to help these people have not been able to completely solve their housing needs.

Minorities comprise approximately 86% of Soledad's population. A large number of these people are involved in agriculturally related activity.

Policy F: Provide housing opportunities for all residents of the City, including the disadvantaged, elderly on fixed incomes, handicapped, low and moderate income families and farm workers.

Program 13: Make maximum use of public and private resources to help solve special housing problems.

The cost of housing eventually causes fixed income seniors (and lower income people in general) to have severe financial problems due to overpayment for housing. Over a period of years, migration patterns change in response to change in housing costs and low income people move out of the area or double-up, creating overcrowded conditions.

As housing costs rise, those people with the least ability to pay are hardest hit. Senior citizens are forced to go without basic necessities in order to afford the increasing cost of housing. Some 400 city households are in need of housing assistance, according to the federal standard that not more than 25% of income should go to monthly housing costs.

Program 14: Address special housing needs of the City through the Housing Plan of the General Plan and the Housing and Community Development Housing Assistance Plan.

Program 13 identifies two planning tools which can lead to housing programs that address special housing needs. The Housing Plan provides an opportunity to develop program ideas into specific housing programs that work in Soledad. Housing and Community Development planning is supported with funds to begin implementing the programs developed in the Housing Plan.

Program 15: Develop programs to provide a density bonus or other incentive to be granted to developments that include a substantial portion of affordable units.

Program 14 reflects the City's desire to encourage and assist in the provision of affordable units. By providing incentives such as density bonuses, the land costs of affordable units will be assisted, allowing construction of additional units.

Program 16: Evaluate the suitability of vacant parcels close to downtown for the provision of medium and high density residential development capable of providing housing for elderly and handicapped persons.

Program 15 suggests that lands capable of medium to high density residential projects close to shopping might be appropriate lands for fixed income households. Evaluation of such lands for such projects is called for in Program 15.

### Energy Conservation

The function of this portion of the Housing Plan is to involve the City in the promotion of energy conservation. This Plan is intended to provide a local context regarding energy issues and opportunities which will serve as the basis for developing a policy position on energy and energy conservation in housing.

The objective of this plan is to reduce energy consumption while obtaining the maximum efficiency of the energy used. In order to achieve this objective, the City's proposed programs are aimed at reducing overall consumption by 20%. A system to monitor energy consumption should be developed with PG&E and using information from gasoline sales. Periodic review of energy consumption patterns will determine whether all types of residential uses are meeting this objective and where programs can be redirected, if necessary.

Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.

The basis of this policy is the recognition of land use design as a major factor in energy conservation. Implementing energy efficient planning will require a full examination of land use regulations, their current effects on project design and their modifications for energy efficiency.

Program 17: Encourage land use arrangements, densities and uses that reduce travel time and enhance opportunities to use bicycles and foot transportation.

In planning for future growth and land use, emphasis should be on development planned and designed for convenient access to shopping and employment.

Policy H: Encourage the use of solar power in existing as well as proposed residential uses.

Program 18: Undertake programs that emphasize energy retrofitting in existing residential structures via insulation and weather-stripping.

Retrofitting of existing residential buildings with insulation and energy conserving devices may well be the most cost effective measure to reduce energy consumption. The effectiveness of these programs can be promoted by working with utilities which offer free energy audits. California cities have found that "weatherization" of all existing residences would pay for itself within 5 years. An ordinance to require an energy audit at the time of a home sale should be adopted.

Policy I: Encourage energy production systems and energy conservation programs which would diversify our energy resources and facilitate reduced energy consumption.

This policy urges the City to shift to utilization of a greater share of renewable sources of energy, in an effort to reverse the historic trend of increasing per capita consumption of energy. The policy also encourages the instigation of energy conservation programs and improved energy efficiency.

Program 19: Promote the use of passive and active solar systems in new and existing residential buildings.

Through the City's Development Review Phase of a proposed project, the use of solar energy systems should be implemented where appropriate. In existing developments, modification to take advantage of good orientation will be increasingly cost effective as energy prices continue to rise. Also, installation of solar heating systems for swimming pools could be encouraged.

Policy J: Work with other local, state and federal agencies, public utilities and community organizations to implement energy conservation and longer range renewable energy development programs.

Energy programs are of regional as well as local concern. The City should work with other cities, AMBAG, County of Monterey and other agencies to develop an integrated energy plan.



## CIRCULATION ELEMENT

### PURPOSE

A Circulation Element generally describes the general location and extent of existing and proposed major roads, transportation routes, terminals and other local public utilities and facilities. It is correlated with the Land Use Element and should reflect and support the other State-mandated Elements.

The purpose of the Circulation Element is to provide an efficient and safe circulation system to be utilized by all segments of the population for private as well as commercial use; make efficient use of existing transportation infrastructure; coordinate the circulation system with planned land uses; and protect environmental quality while promoting the sound use of natural resources.

### ISSUES

Soledad is linked to other communities in the Salinas Valley by U.S. Highway 101, which runs north-south, bordering the City of Soledad on the south. A business loop route of 101 parallels U.S. Highway 101 immediately to the north, providing a route for trucks and vehicles. State Highway 146, known as East Street and Metz Road through Soledad, provides transportation linkage to the Pinnacles National Monument. An alternative route to Greenfield and King City also is provided by Metz Road (G-15).

Other methods of transportation serving Soledad include the Southern Pacific Railroad (providing freight service) and the Greyhound Bus (providing freight and passenger service). Air service for passengers and freight is available at Monterey Peninsula Airport, 44 miles north of Soledad, and Salinas Municipal Airport, 28 miles north.

### Street Classification System

The present street system in Soledad is classified in terms of its freeways, State highways, arterials, collectors and local streets. These classifications are used to describe different types and levels of use, because all streets are not intended for the same intensity of use.

The freeway is devoted exclusively to through traffic movement. U.S. Highway 101 borders the southern portion of the City. There is a north-bound on-ramp north of town and there are north- and south-bound ramps south of town.

State Highways in Soledad consist of East Street, Metz Road, and Front Street. These routes function as arterials in Soledad and provides a route to the Pinnacles National Monument, Greenfield and King City.

Arterial streets are major streets that move traffic to and from freeways and other major streets and have controlled intersections. The City's 1973 General Plan identified one arterial street, Front Street, in Soledad.



Collector streets handle a medium amount of traffic and serve to move traffic from local residential streets to arterial streets. The 1973 General Plan identified Nestles Road, Dixi Street, West Street, Main Street, Third Street and San Vicente Road and portions of North, Benito, Palm and Market Streets as collector streets.

All remaining streets are considered local. These streets provide direct access to residences and adjacent properties and are designed for through traffic.

Road capacities are developed to insure that traffic flow generated by future development can be handled by existing streets. Traffic counts are compared to road capacity figures to determine what roads are reaching their traffic flow volumes. Practical road capacities are presented in Table 3.1.

Table 3.1  
Practical Roadway Capacities in Soledad

Roadway Type	Total Vehicles in Both Directions	
	Peak Hour	24 Hours
1. 4-Lane Divided Arterial 84 ft. right-of-way minimum	2,500-2,700	25,000-27,000
2. 4-Lane Arterial 60 ft. right-of-way minimum	1,700-2,200	17,000-22,000
3. Minor Street (2-Lane) 54 ft. right-of-way	900-1,250	9,000-15,000
4. Cul-de-Sac 50 ft. right-of-way	N/A	N/A

Source: City of Soledad General Plan, 1973, Hahn, Wise & Associates.

Traffic counts taken in 1978 indicated that within Soledad, East Street at Front Street, the peak traffic intersection in Soledad, produced 2,800 annual average daily traffic movements. This represents approximately a third of the existing capacity.

Metz Road, East, North, Front and Monterey Streets each have the capacity to carry 7,500 vehicle trips per day in each direction. This is a standard figure that applies to streets with 54 foot pavement widths, with one lane of traffic moving in each direction and parking lanes on each side of the street.

Traffic counts are not available for other City streets. It is anticipated that street capacities will be adequate during the time frame of this planning document because most streets in Soledad have pavement widths of 54 feet.

The major traffic problems in Soledad consist of local and through traffic on Metz Road and Front Street, inadequate parking in portions of the downtown

section of the City, a blind intersection at Oak and Front, and truck traffic through town to and from the Paul Masson Winery. Another problem is that there is no south-bound on-ramp north of town.

### Parking

Existing public parking downtown includes 478 street parking spaces and 590 parking spaces in lots. Parking is a problem in that some blocks have an excess of parking stalls, while other blocks are deficient in the number of parking spaces. For example, the block between Soledad and Kidder Streets is deficient by 107 stalls, and the block between Encinal and Main has 55 stalls in excess of what is needed.

Parking in residential areas is not a problem at this time. City standards for off-street residential parking are 2 spaces per unit for single family dwellings and multiple units with more than 2 bedrooms; 1-1/2 spaces per unit are required for duplexes and multiple units with one or two bedrooms.

According to the 1976 Census, 75% of all households had one or more vehicles, while 13.5% reported none, and 11.5% was unknown. Approximately 1772+ total vehicles were found in Soledad at this time. These 1976 figures indicate that one out of three persons in Soledad has a vehicle (1.3 vehicles per household).

### Public Transportation

Public transportation in Soledad currently is provided by Greyhound, and a taxi service is provided by the City and the Rural Health Project. Greyhound runs buses to Salinas four times a day; these stop in Soledad and other South County cities. There is no intra-city transportation with the exception of the taxi service.

The Rural Health Project provides intercity transportation in South County for medical appointments for the elderly, the handicapped and qualified low income persons. It also provides some service to the elderly for shopping. There are no scheduled routes, and service is provided with 24 hour notice.

Increased public transportation for commuting employees to and from Soledad may be necessary in the future. The 1976 Census indicated that 942 heads of household residing in Soledad were employed. The Census also indicated that approximately 15.4% of the total household heads surveyed worked in Soledad, 70% in the South County area, and 12% in Salinas. As fuel costs increase and industrial projects are developed within the South County region, public transportation for commuting employees may become a more desirable alternative to the private automobile.

### Scenic Highways

Related to the Circualtion Element is the Scenic Highways Element of the General Plan. This element seeks to protect scenic routes and their viewshed corridors. In the past, San Vicente Road and Metz Road have been proposed as scenic roads. Normal use of land in scenic corridors is permitted, but

generally design standards are developed to protect the scenic route from unsightly features. These standards may include landscaping and locating transmission lines underground.

## PLAN FOR CIRCULATION

### Goal

It is the goal of the City of Soledad to provide an efficient, safe and economical pattern of streets for residential, commercial and industrial uses. It is recognized that such a system may influence the pattern of future development, and therefore must be coordinated with land use policy and development.

The City also seeks to provide other means of public transit and facilities to meet community needs as they arise. Taken together, these goals reflect the City's commitment to enhancing the quality of life.

### Policies and Programs

The intent of the Circulation Element is to present policies and programs for future transportation planning. As the City grows, the population and number of vehicles will increase; it therefore becomes necessary to implement functional programs that maintain a street system that will meet existing as well as future transportation needs of the City, to eliminate existing parking and circulation problems, and to develop public transit programs according to community needs.

The following policies are designed to create a transportation system that responds to the needs of all existing and future residents of Soledad. Policy A provides programs for an overall circulation system for Soledad. Policies B and C address special problems within the City, those of access onto narrow streets and parking. Policy D encourages development of public transportation systems as the need occurs.

Policy A: Provide a safe and efficient circulation system throughout the City.

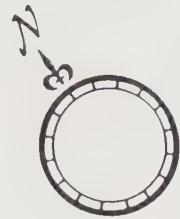
Future Land Use planning should consider the development of a street system that facilitates traffic flow, avoids traffic congestion and provides for adequate road safety measures such as the elimination of blind intersections and the provision of stop signs at intersections where traffic hazards exist.

Program 1: Recognize and maintain the street classification system (shown on Map 7, Circulation Plan). This map identifies functions of different types of streets in Soledad for future planning, and provides for through traffic on arterial and collector streets.

This system of identifying arterial and collector streets provides a basis for future planning of major access streets to facilitate traffic flow throughout the City and to avoid high traffic volumes in residential neighborhoods. Local streets should be designed to discourage through traffic, including such measures as curvilinear designs.

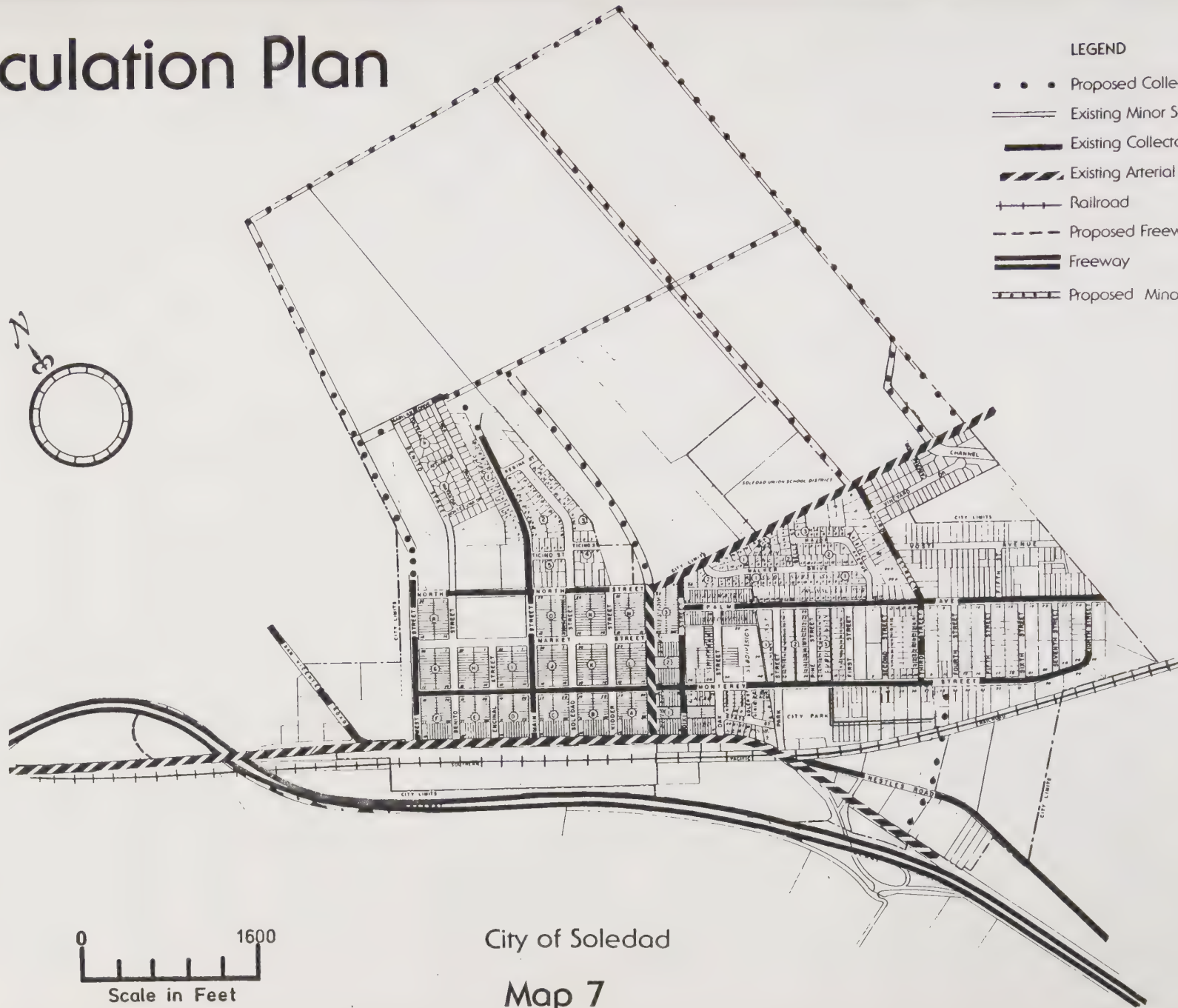


# Circulation Plan



## LEGEND

- • • Proposed Collector
- Existing Minor Streets
- Existing Collector
- ▨ Existing Arterial
- + + + Railroad
- - - Proposed Freeway On Ramp
- ▬ Freeway
- ▬ Proposed Minor Street



0 1600  
Scale in Feet

City of Soledad  
Map 7



Program 2: Evaluate street maintenance and improvement programs annually and incorporate needed improvements within a Capital Improvement Plan.

This program is intended to ensure that street improvements keep pace with traffic flows. In order to do this, the number of vehicle trips generated and existing road capacities should be evaluated during the environmental review process of proposed residential, commercial and industrial development. In this manner, traffic flows can be monitored, and road improvements can be considered in future planning.

Policy B: Provide adequate access to all areas within the City.

Areas without access present problems for fire protection and the provision of public facilities. Two areas exist within the City which need additional access. Additional access will open the area between Monterey Street and the Southern Pacific Railroad, and the industrial area between the Southern Pacific Railroad and Old State Highway 101 are identified in Map 8, Circulation Plan.

Program 3: Acquire rights-of-way for areas with insufficient access.

Lots in the non-accessible areas have not been developed. Lot size is generally large and deep. A right-of-way acquisition program therefore may be easy to develop. If feasible, right-of-way acquisition also should be considered (as illustrated in Map 7) for this portion of the City.

Program 4: Encourage the development of a south-bound freeway on-ramp at the City's north freeway on-ramp.

There is one on-ramp in Soledad for traffic that is southbound. Southbound traffic that originates in the northern portion of the City presently is forced through either Front Street or Monterey Street to Old Highway 101 to U.S. 101. With the addition of a south-bound on-ramp, much through traffic in the downtown may be avoided.

Program 5: Ensure adequate street widths in new developments.

The City should review future development proposals to determine whether proposed streets are wide enough to provide for emergency vehicle access with parked cars on both sides. At the same time, the impact of new development upon the City's entire circulation system should be reviewed.

Policy C: Ensure provision of adequate parking in all blocks of the downtown, as well as residential neighborhoods.

Program 6: Develop additional public parking lot in downtown areas as needed.

Parking in portions of downtown can be a problem at times. For example, the provision of additional parking between Soledad and Kidder Streets, or the adjacent area, should be explored.

Program 7: Review off street parking standards for residential and commercial uses to ensure adequate parking provisions.

Review of off street parking standards should be made to determine whether these standards are keeping pace with trends in automobile use and automobile sizes and technology.

Policy D: Continue the provision of a mix of transportation systems to meet the needs of all economic segments of the population.

As population and energy costs increase, the need to provide a mix of transportation systems for a diverse public also increases. The intent of this policy is to continue and to encourage development of more efficient transportation modes that will meet the needs of the citizens of Soledad. For example, public transit and bicycle and pedestrian paths should be encouraged and continued where the need exists.

Program 8: Support State, County and Federal programs that provide transportation services to the elderly and handicapped.

Currently the Rural Health Project provides such services under certain circumstances. Since Soledad is located in a rural area of the County, with limited public transportation, it is vital to the interests of elderly and handicapped that such programs be continued.

Program 9: Meet all reasonable unmet transit needs.

A comprehensive study of community interests and needs for public transit should be made. Public transit opportunities range from: expanded scheduled service in South County via subsidies to existing carriers; the use of a van for intracity service; the development of a car pool information center for employees commuting to and from Soledad. Public transit will become more important, especially if industrial development occurs in the Soledad area, thus generating employees and a greater potential for commuting.

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Environmental Management Consultants

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Draft Environmental Impact Report  
for the  
Planning Management System  
City of Soledad

Prepared for

The City of Soledad, California

by

Environmental Management Consultants  
P.O. Box 414  
Monterey, California 93940



## SUMMARY

This Environmental Impact Report (EIR) identifies the environmental consequences of implementing the proposed planning management system, including Circulation, Housing and Land Use Element Updates to the General Plan.

The Update includes a reduction of the size of the 1973 General Plan Planning Area from 1,607 acres to approximately 1,000 acres, 567 of which are currently within Soledad's city limits. The EIR describes the plan, the existing environment and the impacts anticipated as a result of implementation of the Land Use Plan Map and programs in the Draft Circulation, Housing and Land Use Updates. The EIR also provides alternatives to the proposed programs. Mitigation Measures for the Land Use Plan have been numbered sequentially in Section 2. Mitigations for the Circulation, Housing and Land Use Programs are organized in a matrix format in Section 3. Below is a brief summary of the Potential Impacts and corresponding Mitigation Measures.

1. Potential Impact: The seismic hazard associated with implementation of this plan is ground shaking resulting from high magnitude earthquakes on the San Andreas Fault.

Mitigation: Subsequent development design and construction should provide structures capable of withstanding major earthquakes. Construction of new development shall address the seismic concerns of the City's adopted Seismic Safety Element. (P. 19)

2. Potential Impact: Loss of agricultural productivity and urban/agricultural conflicts will result from implementation of the Plan.

Mitigation: Development within the planning area should be contiguous to the City to insure that no agricultural islands are created. (P. 25)

3. Potential Impact: Development within the planning area will increase runoff.

Mitigation: A landscape program should be required as part of subsequent development. (P. 26)

4. Potential Impact: As development occurs, overdraft of groundwater resources could lower the water table in the Soledad vicinity. Also, runoff from urban structures may increase degradation of water supplies.

Mitigation: No mitigation is suggested.

5. Potential Impact: Development pursuant to this plan will visually impact the view for those traveling on U.S. Highway 101.

Mitigation: Consideration in design of developments along northern and southeastern fringes of the City can lessen their visual impact. (P. 28)

6. Potential Impact: The noise created by development pursuant to the proposed plan will exceed and differ from present agricultural noise generation by tractors and irrigation pumps. This should not, however, be a significant impact.

Mitigation: As potential traffic-related noise problems are created within the City's expansion areas, project applicants will be required, as part of the planning process, to verify that noise impacts will not be significant. The City's Noise Element shall be used as a guideline. If noise is found to be of significant concern, noise insulation or buffers shall be required. Mitigations include concrete block subdivision walls, additional setbacks, landscaping, double pane windows and orientation of buildings away from noise sources. (P. 31)

7. Potential Impact: The northernmost portion of the City's north expansion area may be impacted by odors. The result could be a lowering of property values within this portion of the residential reserve area.

Mitigation: The northernmost portion of the north expansion area should be the last area of the Land Use Plan to be developed. (P. 32)

8. Potential Impact: Remaining native animal species probably will be displaced as development progresses.

Mitigation: Leave flood prone area immediately adjacent to the Salinas River in its natural state. (P. 32)

9. Potential Impact: Approximately 38,000 daily vehicle trips per day will be generated in the Soledad area.

Mitigation: The programs listed in the Draft Circulation Element serve as mitigations for potential circulation problems. (P. 33)

10. Potential Impact: An increase of approximately 38,000 vehicle miles per day will add to the cumulative degradation of the region's air quality.

Mitigation: Individual project plans should be reviewed by AMBAG. Require prevention and control of wind blown dust during and immediately following construction. Maximize use of public transit, bike paths and footpaths to reduce automobile pollutants. (PP. 37-38)

11. Potential Impact: Full implementation of this plan will create an increase in water demand of 1.5 million gallons per day.

Mitigation: New development shall meet fire flow requirements for commercial and residential uses; include water saving devices; include low water consuming landscaping. (P. 39)

12. Potential Impact: The Proposed Land Use Plan will create an estimated average sewage flow of 1.16 million gallons per day.

Mitigation: Individual developers shall install complete and properly sized sewer lines. The sewage treatment plant shall be expanded when needed. (P. 40)

13. Potential Impact: Fire potential in the region will be increased, resulting in a possible need to increase fire protection.

Mitigation: Meet minimum requirements of the Soledad fire department, including access roads, access to buildings, on-site fire hydrants, site plan review and minimum fire flow requirements. (PP. 41-42)

14. Potential Impact: Population increase subsequent to implementation of the proposed Land Use Plan will place additional strain on police protection.

Mitigation: Emergency and crime prevention mitigation. (P. 43)

15. Potential Impact: Project will add between 270 and 450 high school children and between 675 and 900 elementary school children. The Soledad School District currently is overcrowded.

Mitigation: Consider a funding source to provide monies for purchasing a site and constructing another elementary school in Soledad. (P. 44)

16. Potential Impact: Increased development will create a need for additional park facilities.

Mitigation: Require land dedication or in-lieu fees from developers for park acquisition and development. (P. 45)

17. Potential Impact: At full implementation, the plan will increase energy consumption within the Soledad Planning Area.

Mitigation: Suggested energy conservation measures and solar design features. (P. 46)

18. Potential Impact: Implementation of this plan will generate approximately 4,500 additional tons of refuse per year.

Mitigation: None are proposed. (P. 46)

19. Potential Impact: Structural improvements will impact any archaeological artifacts that have remained undisturbed.

Mitigation: In the event that artifacts are found during construction, construction should be stopped and a certified archaeologist should be contacted. (P. 47)



Soledad General Plan  
and  
Environmental Assessment

RESPONSE TO COMMENTS

The items described below are the comments received during the referral period of April 15, 1981, to May 31, 1981. One (1) letter was received during this period. Pursuant to the California Environmental Quality Act (CEQA), this letter has been reviewed by the Planning Staff of the City of Soledad and by EMC, and is included at the end of this report.

The following comment was received from:

California Department of Transportation      April 30, 1981  
50 South Higuera Street  
P.O. Box L  
San Luis Obispo, California 93406

Significant Comments and Responses are listed below:

Comment: Any project to develop a southbound freeway on-ramp at Soledad's north city area would require an approved Encroachment Permit from Caltrans District 5 office at San Luis Obispo. The work area within Highway 101 rights of way must be covered by an archaeological survey and other required environmental studies which must be submitted with the application for an Encroachment Permit.

Caltrans only programmed projects in the Soledad area are reconstruction projects on the existing State highways.

Response: EMC and Soledad City Staff concur with Caltrans' comments.



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## 1.0 INTRODUCTION

### 1.1 Authorization and Purpose

On December 26, 1980, the Cities of Soledad, Greenfield and Gonzales determined that an Environmental Impact Report (EIR) should be prepared on the Draft General Plan. Pursuant to the determination, this draft EIR has been prepared using information available from private and governmental sources noted herein.

This Report has been prepared in compliance with the California Environmental Quality Act (CEQA) of 1970,[1] as amended, to inform public decision makers and their constituency of the environmental effects of projects they propose to implement or approve. It includes suggestions for mitigating adverse impacts and provides alternative solutions for environmental problems that would be created by the proposed plan. In accordance with the California Environmental Quality Act (CEQA), this report "red flags" areas deemed as significant concerns, such as use of agricultural land, urban services, traffic and drainage. The initial study is included as Appendix A; it indicates those subjects deemed insignificant, which thus were not covered in detail in the body of this Report.

A Planning Management System is being prepared for Soledad, Greenfield and Gonzales, located in the Salinas Valley. Once completed, this system will serve three functions:

- a) It will provide policy directions and programs to address future land use, housing and circulation issues.
- b) It will provide the three Cities with base environmental data to use during evaluation of future projects.
- c) It will provide a Resource Evaluation and Implementation Format to aid the assessment of future urban service capacities. This then can be used in the review of proposed developments and in planning for capital improvement programs.

### 1.2 Plan Description

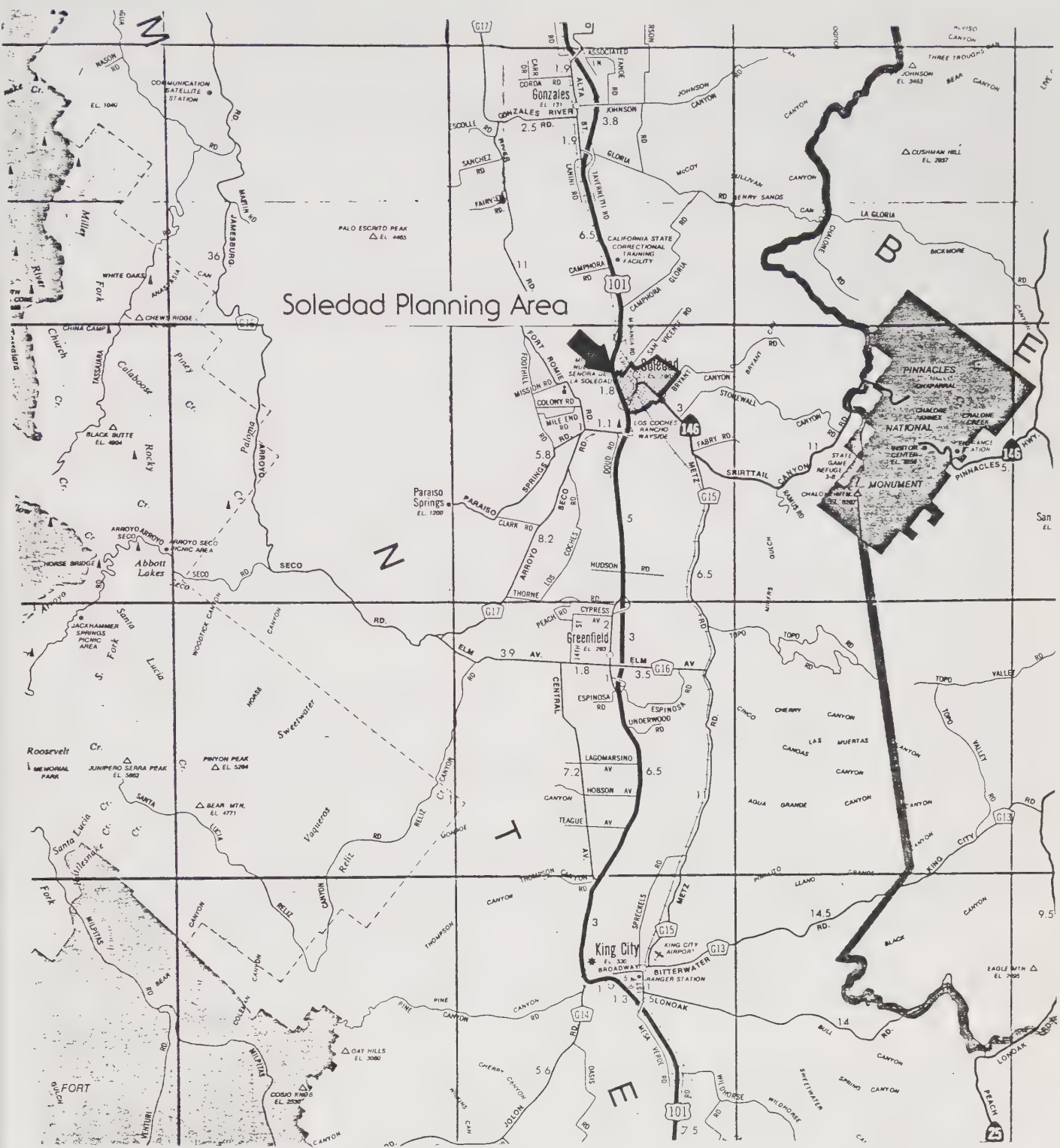
#### Location

The City of Soledad is located approximately 23 miles south of Salinas off U.S. Highway 101, within the productive agricultural Salinas Valley. Surrounded by agricultural lands, the City is provided a view of the Gabilan Mountain Range to the east and the Santa Lucia Mountains to the West. Map 1 illustrates the regional location of the Soledad Planning Area.

#### General Plan Revision Background

The General Plan revision is the community's commitment to how they would like the area to change over time. It is a policy statement of

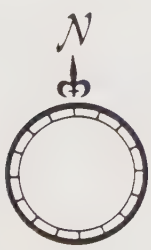




## Soledad Planning Area

## Soledad General Plan E.I.R. Regional Location

Map 1



Scale in Miles

Source: California State Automobile Association



the city's intentions for the future and, as such, serves as a useful tool for local decision makers. The City of Soledad's General Plan Revision is the result of more than 6 months of work by the Planning Commission, City Council, a Citizens Advisory Committee, City Staff and consultants. It represents a guide for future planning decisions in the City in regard to Land Use, Housing and Circulation Issues.

The Plan is comprehensive in nature in that it addresses the physical, social and economic concerns and interests raised during the General Plan Revision Process, by the participating groups, committees and individuals in Soledad. It also is a general policy statement, providing direction for planning decisions and the opportunity for revisions as community values and circumstances change and as local, state or national trends or events affect the activities of the community.

State law requires and provides for a General Plan that looks at all aspects of physical growth. This new plan is long-range and comprehensive and forms the City's future policy statement regarding Land Use, Housing and Circulation issues. It also is intended to provide specific guidance in regard to solving today's problems. The policies and programs are designed to establish the basis for present and future land use decisions. Some proposals can be carried out now; others may be realized 15 to 20 years in the future.

#### Plan Objectives and Description

The Planning Management System consists of three documents: Policy Plans for General Plan Elements, Master Environmental Impact Reports, and Resource Evaluation and Implementation Formats.

Within the Policy Plans for the General Plan Elements for Land Use, Housing and Circulation, each element describes local issues, identifies City goals based on general desires of the community, and develops policies to provide planning direction to address identified issues. Programs then are identified to provide specific actions to implement the policies. Included within the elements is a Land Use Plan Map. (See Map 2, Proposed Land Use Plan.) The Policy Plans are intended to be reviewed every 5 years so that they may be kept current as the community develops.

This document constitutes the Master Environmental Impact Report for the City of Soledad on the General Plan. The EIR serves two functions: it provides base data in all areas of environmental concern so that the City will have complete information to assist its environmental review process; it also relates the Policy Plans to environmental issues.

Finally, a Resource Evaluation and Implementation Format will help the City to define urban service capacities. It will allow the City to plan for future development and to provide a mechanism for updating and revising the Policy Plans.



LEGEND

- |  |  |  |                         |
|--|--|--|-------------------------|
|  | Agricultural Lands                             |  | Mobile Home Area        |
|  | Low Density Residential 0-8 units per acre     |  | Light Commercial        |
|  | Residential Reserve                            |  | Office Commercial       |
|  | Medium Density Residential 9-12 units per acre |  | General Commercial      |
|  | High Density Residential 13-22 units per acre  |  | Highway Commercial      |
|  | Downtown Specific Plan Area Boundary           |  | Neighborhood Commercial |
|  |  |  | Industrial              |
|  |  |  | Schools                 |
|  |  |  | Parks                   |
|  |  |  | Special Study Area      |
|  |  |  | Planning Area           |

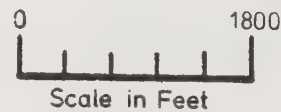


West Expansion  
Area

Northern  
Expansion  
Area

Industrial  
Expansion  
Area

Soledad General Plan E.I.R.  
Proposed Land Use Plan  
Map 2



Source: City of Soledad



## General Access and Existing Services

The City of Soledad is accessed by U.S. Highway 101, State Highway 146 and the Southern Pacific Railroad. Expansion areas, identified in Map 2 (Proposed Land Use Plan), will be accessed through extensions of the City's circulation system.

Local convenience shopping is available within the City of Soledad and more shall be provided as the City expands upon implementation of the Plan. More extensive shopping also is available in Salinas, 23 miles to the north.

Since specific uses and parcel sizes are undetermined at this time, this EIR serves to meet the California Environmental Quality Act (CEQA) requirements for the General Plan.

## Subsequent Environmental Review

This EIR shall be used as the foundation document for EIRs subsequently prepared for specific projects within the Soledad Planning Area. The subsequent EIRs may reference and summarize material in this EIR on the General Plan for the description of the general environmental setting and as much of the description of the environmental impacts as applies to the specific project. Detailed information in the EIR on a subsequent specific project may be limited to a description of the project, the specific environmental setting and those impacts which are not adequately described for the specific project in this EIR on the General Plan.

### 1.3 General Plan and Zoning

#### Central Salinas Valley General Plan [2]

This plan, which is part of the Monterey County General Plan, covers an area slightly wider than the main Salinas Valley Floor, from Chualar in the north to King City in the south. The Plan designates that area within and around the City of Soledad boundaries as "urban". However, the majority of this area presently is built out. The area north and northeast of the "urban" designation, to the base of the Gabilan Mountain Range, has been set aside for "rural" expansion. The Central Salinas Valley General Plan, as best interpreted, identifies the Planning Area as "urban". This plan currently is being revised by the County of Monterey.

The existing Central Salinas Valley General Plan designates that area east of the City limits between Metz Road and the Southern Pacific Railroad as Industrial. This area, according to the City's proposed Land Use Plan, will remain rural.

## City of Soledad General Plan [3]

### Scenic Highway Element

San Vicente and Metz-Soledad Roads both are proposed as scenic roads by the City's General Plan. These roads, if designated, would be bordered by a scenic corridor. The Scenic Highway Element speaks to viewshed protection both within and outside of the scenic corridor boundary.

The main objective of this element, in relation to the proposed Plan, is to maintain the scenic route, when and if designated, as an integral part of the setting through which it passes, and to retain scenic beauty, native vegetation and a rural atmosphere. Consideration and implementation of these ideals should occur where development is to be implemented along proposed scenic routes. The Scenic Highway Element of the General Plan for the Cities of Gonzales, Soledad, Greenfield, and King City was published in May of 1973. The principles for development within the scenic route corridor are as follow:

- a) Provide for normal use of land but protect against unsightly features.
- b) Locate transmission lines and towers outside of scenic corridors when feasible. Place all new installations underground or screen from view of the scenic highway, if feasible.
- c) Establish agricultural and sight design review by the appropriate local jurisdiction.
- d) Use landscaping to increase scenic qualities.

Development within the northern expansion area in Soledad could have a significant visual effect on the users of these proposed scenic roads in and around the City of Soledad. In accordance with the City's Scenic Highway Element of the General Plan, land use regulations should be implemented in this case. Screening, landscaping and a color scheme that blends with the natural surroundings and overall environment should be implemented for subsequent development.

### Noise Element

The ultimate goal of the Noise Element prepared for the Cities of Gonzales, Soledad, Greenfield and King City is to encourage land utilization patterns which will separate uncontrollable and undesirable noise sources from residential and non-residential noise-sensitive areas. The immediate goal is to reduce the level of noise so that it does not cause human stress or health damage. In addition, noise should not interfere with any reasonable activities and expectations of citizens and businesses.

In accordance with the element, most of the northern expansion area is outside the 50 decibel contour in a lower amplitude sound area. (See Map 8 in Section 2 of this Report.) However, the area between San Vicente Road and West Street and the industrial expansion area are subject to more noise.

Development will create temporary construction noise. Construction is considered to be a short term secondary noise level producer. During the construction period, noise levels will be increased over the levels presently emanating from the proposed expansion areas. In accordance with Monterey County standards, all construction and general servicing activities, except in an emergency, should be limited to specific hours, not to exceed 8 hours in a 24 hour period, and should utilize the quietest equipment possible. The noise level during construction should be 65 decibels or below.

### Conservation Element

The Conservation Element of the General Plan of the Cities of Gonzales, Soledad, Greenfield and King City describes the natural resources of the Central Salinas Valley region and outlines standards for optimizing their use. The natural resources conserved, preserved and maintained are: water, vegetation, prime soils, agricultural lands, mineral and other natural resources, and fish and wildlife habitats.

The primary natural resource within the expansion area is agricultural soils. The fertile soils of the valley floor and the favorable climate are suitable for a variety of year-round crops. Agriculture contributes heavily to the economic base of the City of Soledad and to the County of Monterey, which ranked 6th in gross farm income in California and 11th in the United States (1971). In the Conservation Element it is recommended that a program encouraging agricultural preserve contracts and exclusive agricultural zoning for prime soil areas should be promoted and supported. Protection of prime agricultural land should be given in all instances where urban development is not an urgent necessity.

Further discussion of relevant aspects of the Conservation Element are given in Section 2.3, Soils, and Section 2.4, Hydrology, of this report.

### Open Space Element

The Open Space Element of the Cities of Gonzales, Soledad, Greenfield and King City has among its basic objectives:

- a) to preserve and protect the prime and productive agricultural land and agricultural economy of the Central Salinas Valley area;
- b) to preserve and protect the scenic natural resources and lands of the planning areas of the four cities;
- c) to protect open space lands that also are valuable watershed areas; and
- d) to preserve the quality of existing water supply and adequately plan for the expansion and retention of valuable water supplies for future generations.

Rapid urban growth and poor government policies are noted as major causes in jeopardizing open space lands.

Agricultural lands are encouraged as a means of providing open space and should be separated and protected from other uses whenever possible. The Open Space Element recommends that only those uses related to agriculture should be located on prime agricultural lands. It is recognized that land will be needed for urban expansion and that steps should be taken to direct this growth. In addition, the intrusion of easements and rights-of-way for public utilities, power transmissions and transportation are encouraged to be as negligible as possible.

The proposed Land Use Plan and subsequent developments would affect open space around the City of Soledad. Further discussion of this topic is given in Section 2.3, Soils, and Section 2.5, Aesthetic Considerations, of this Report. However, the City of Soledad currently has 2 parks within its limits. The first is a small area near the intersection of Metz Road and East Street, consisting of no more than 3 acres, with a Little League Baseball park and tennis courts. The second site is a 5 acre community park located on the southeast corner of Monterey and Park streets. There are other parks outside the incorporated area of Soledad, including The Pinnacles National Monument (14 miles east) and Mission Nuestra Senora de la Soledad (approximately 3 miles east).

Although specific development plans do not exist at this time, the proposed plan envisions one additional area of park space. It should be noted that the State of California typically recommends at least 10 acres of park land per 1,000 population.

#### Safety Element

The assurance of safety within the City of Soledad is dictated by the guidelines for the protection of the community in the event of fires, earthquakes, flooding and other civil emergencies.

Fire Hazard. The hazard from wildland and structural fire is related directly to several factors: the various combinations of vegetative cover; the summer climate conditions; the prevailing slope; and the type and intensity of land use. Structural fires, in and adjacent to the City, constitute a major hazard to its well being. Further detailed discussion of this subject can be found under "Fire Protection" in Section 2.9 of this Report.

Geologic Hazards. The general goal in mapping geologic hazards is to reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from earthquakes. The primary earthquake fault with the greatest potential of activity is the San Andreas Fault, which lies some 12 to 13 miles northeast of the City of Soledad. Other faults include the Reliz Fault (5 miles southwest), the Willow Creek Fault (10 miles west), and the Miner's Gulch Fault (approximately 3 miles east). Additional faults located within 5-10 miles of the City

are Shalome Creek Fault and the Pinnacles Fault. No activity has been detected in the faults mentioned, with the exception of the San Andreas Fault. There are, of course, innumerable faults located in the Santa Lucia Range and the Hunter Liggett Reservation, southwest of the City. Geologic hazards are discussed further under the Seismic Safety Element and Section 2.2, Geology, of this Report.

Flood Hazards. In accordance with the Federal Flood Insurance Administration flood hazard boundary maps, hazards related to flood inundation from natural drainage in the planning area apply only to that portion located immediately north of Metz Road. The failure of either the Nacimiento Reservoir (in San Luis Obispo County, 50 miles southwest) or the San Antonio Reservoir (40 miles southwest) is considered to be a very low risk hazard. If failure did occur, through either seismic activity or war emergency, the City of Soledad would be affected to only a small degree. If either dam were to fail and conditions otherwise were normal, something approaching the 100 year storm runoff coinciding with the failure would transpire. This is due mainly to the distance from the reservoirs and the opportunity for the largest volume of water to dissipate on the intervening lands before reaching the City of Soledad. Travel time of peak flood is estimated to be 10 hours from San Antonio Dam and 11 hours from Nacimiento Reservoir.

#### Seismic Safety Element

The Seismic Safety Element of the Monterey County General plan was adopted by the Monterey County Planning Commission on December 17, 1975, and by the Board of Supervisors on February 17, 1976. The City of Soledad Seismic Safety Element has been derived directly from the County of Monterey's document. The general goal of the element is to reduce loss of life, injuries, property damage and economic and social displacement resulting from earthquakes.

The proposed plan is within seismic hazard susceptibility categories II and IV. Burkland and Associates (1975) considered Category II to be of fairly low hazard susceptibility, while category IV is of high hazard susceptibility. The northern expansion area is totally within Hazard Zone II, whereas the future industrial area and other areas where growth will occur are located in Hazard Zone IV.[4] The seismic hazards identified in the vicinity of the Planning Area are given in Table 1.1. Further discussion of these hazards can be found under "Seismic Considerations" Section 2.2 of this Report.

The Seismic Safety Element of Monterey County identifies levels of acceptable risk in relation to the type of facility. Acceptable risk is defined as "the level of risk that the majority of citizens will accept without asking for governmental action to provide protection." Risk levels are correlated directly to the degree a facility is needed after a disaster. Classification of risk levels ranges from Class 1 (highly critical) to Class 5 (least critical).

Table 1.1  
Geotechnical Hazards Identified in the Soledad Area  
(Burkland and Associates, 1975)

	Category II*	Category IV*
Ground Shaking		
Vibration Damage	minor to major	moderate to major
Ground Failure		
Liquefaction	moderate to major	moderate to major
Lurch Cracking	moderate to major	moderate to major
Lateral Spreading	moderate	moderate to major
Slope Stability	minor to moderate	moderate to major
Subsidence and Uplift	moderate	major

\*Conditions occur locally; further investigation is needed to identify whether the hazard is locally severe in the planning area.

The general policies set forth by the Seismic Safety Element which pertain to the proposed plan are as follow:

- a. Uses of land should be controlled to avoid exposure to risk in excess of the level generally acceptable to the community.
- b. Critical facilities (such as major transportation links, communications and utility lines and emergency shelter facilities) should be located, designed and operated in a manner which maximizes their ability to remain functional after a great earthquake.
- c. In those instances where critical facilities are located in, or where they cross, high hazard areas, all reasonable measures should be taken to insure continuity or quick restoration of service in the event of an earthquake.
- d. Standards for structural design and other building components should be formulated and applied to achieve safety consistent with acceptable levels of risk.
- e. Existing structures and facilities should be evaluated to identify structural conditions which would present excessive risk in the event of a major earthquake. Priority should be given to identification of critical and high occupancy facilities.
- f. The public should be made aware of hazards and measures which can be taken to protect their lives and property.

- g. Soils reports and geologic investigations are required in all instances in which available information indicates there is a substantial threat to life or property on any site.
- h. The location and extent of areas covered by soil and geologic investigations received by the jurisdiction shall be recorded and reports thereon shall be considered to be public records. Where appropriate, the results of such detailed investigations will be utilized to supplement and supersede more general information.

Further discussion of the geology of the project vicinity and relevant seismic conditions is given in Section 2.2, Geology, of this document.

#### Solid Waste Management Plan

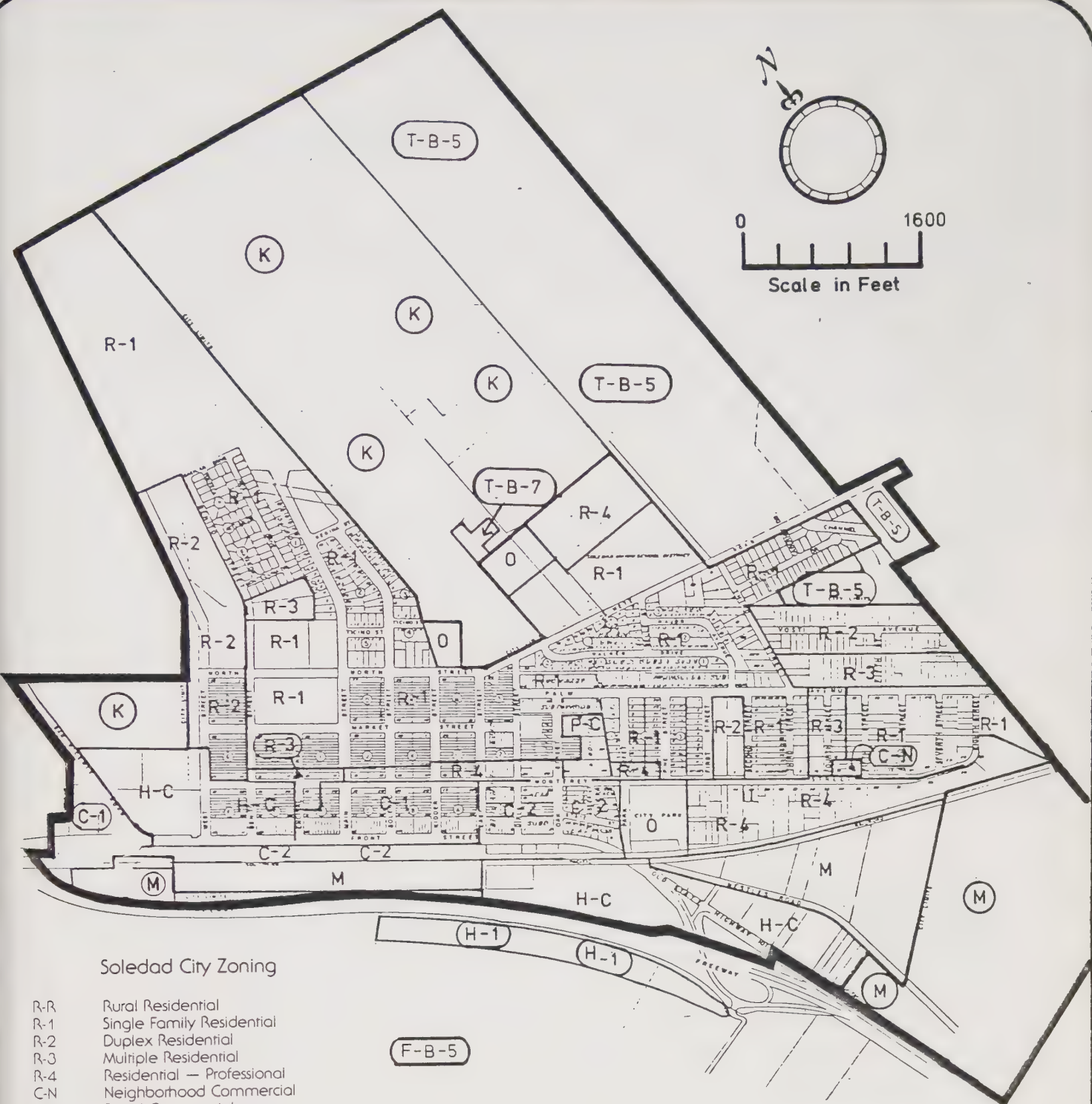
The purpose of the Solid Waste Management Plan of Monterey County is to provide a sound, workable program for the management of solid waste through the year 2000. To accomplish this, the following conclusions and recommendations are proposed for consideration in the development of a solid waste management program for the proposed General Plan:

- a. Devise minimum standards for the storage, collection and transportation of solid waste. These standards should provide for:
  - 1) pre-construction review of the location and design of storage areas for implementation of an efficient collection program; and
  - 2) incentives for user recycling through:
    - a) a declined or fixed rate for source separation;
    - b) unlimited cans with source separation practice;
    - c) centralized recycling bins on commercial locations; and
    - d) other recycling methods outlined by the Solid Waste Management Plan of Monterey County.

#### Zoning

The planning area is partially in the County of Monterey as well as in the City of Soledad. As development occurs pursuant to this plan, and as annexations to the City occur, re-zonings to City designations will occur. Existing zoning for incorporated and unincorporated areas of the Soledad Planning Area are shown in Map 3.





### Soledad City Zoning

R-R	Rural Residential
R-1	Single Family Residential
R-2	Duplex Residential
R-3	Multiple Residential
R-4	Residential — Professional
C-N	Neighborhood Commercial
C-1	Retail Commercial
H-C	Highway Commercial
C-2	General and Service Commercial
M	Industrial
P-C	Planned Community
O	Open Space
P-F	Primary Flood Plain
S-F	Secondary Flood Plain
U	Unclassified
B	Combining Lot Size
P	Combining Parking
S-H	Scenic Highway

### Monterey County Zoning

(M)	Industrial
(H-1)	Highway Frontage
(K)	Agricultural- Residential
(F-B-5)	Agriculture
(T-B-5)	Transitional Zoning
(T-B-7)	Transitional Zoning
(C-1)	Retail Business

## Soledad General Plan E.I.R. Existing Zoning Map 3

Source: Monterey County Planning Department  
City of Soledad



## 2.0 THE ENVIRONMENTAL SETTING

### 2.1 Regional Setting

The Salinas Valley is the largest intermountane valley in the Coast Ranges, extending inland approximately 80 miles in a northwesterly-southeasterly direction. The Sierra de Salinas Mountain Range bounds the valley to the southwest and the Gabilan Mountains border it to the northeast. Carved by the Salinas River and its tributaries, the Valley ranges in width from approximately 3 miles at San Ardo to about 15 miles where the River enters the Monterey Bay. The climate of the Central Salinas Valley exceeds 90° during the summer months. Though frost may occur, there generally are no freezing periods, making the region well suited for agriculture.

The City of Soledad is located in the central section of the Salinas River Valley. The largest city in the Valley is Salinas, which lies approximately 23 miles to the north. Gonzales and Greenfield are each 9 miles to the north and south, respectively, of the City of Soledad. The Salinas River, which runs northward to the Pacific Ocean, presently lies approximately 1 mile to the southwest.

The general slope within the City of Soledad is between 1% and 2%. Median elevation is 200 feet above sea level. Directly behind the City commence the low, rolling hills which precede the Gabilan Mountains. Map 4 identifies the Regional Topography.

### 2.2 Geology

#### Descriptive Geology

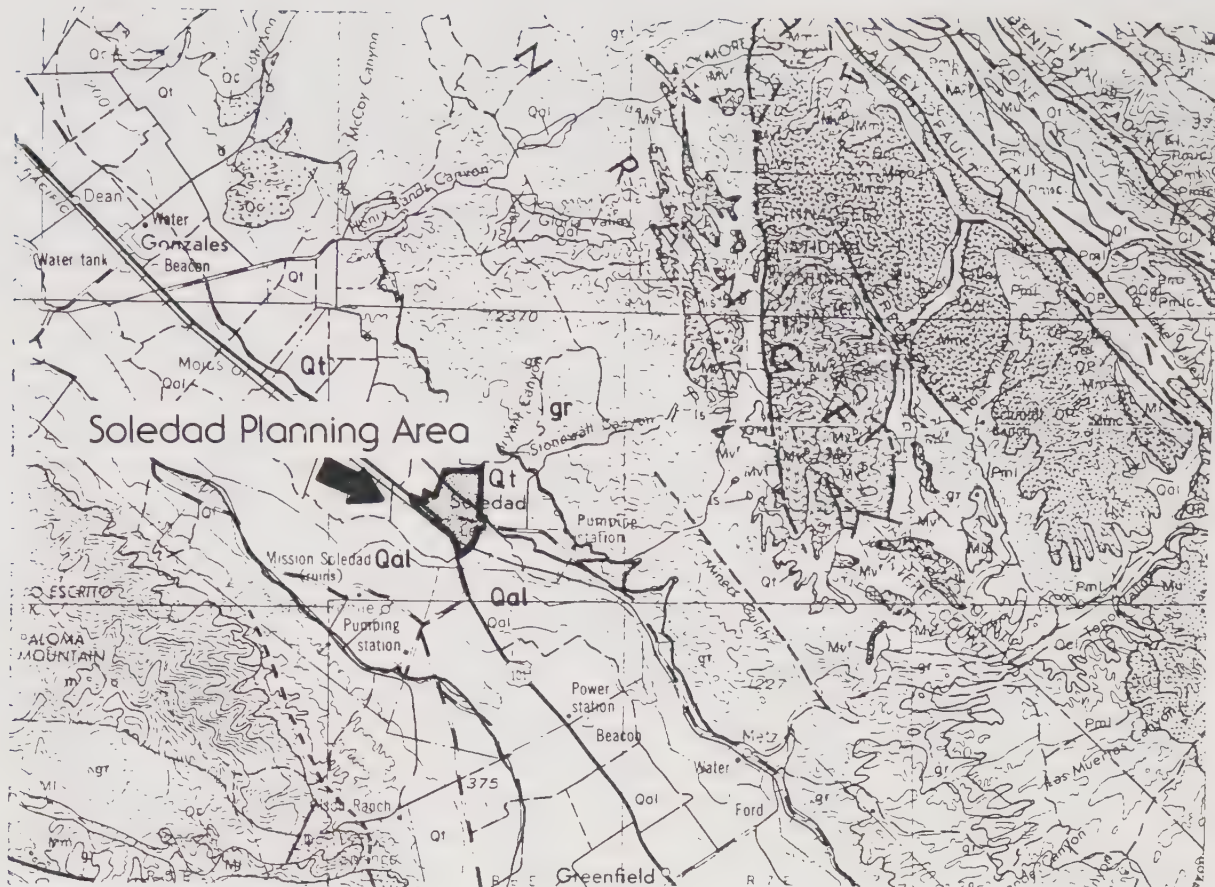
The City of Soledad is located in a northwest-southeast trending valley carved by the Salinas River. The depth of the alluvium which fills the valley is estimated to be between 800 and 1,000 feet. Recent alluvium of the Quaternary Period (Qal) underlies the City. Low, rolling foothills of the western face of the Gabilan Mountains commence directly north of Soledad. These upland areas are non-marine terrace deposits of the Pleistocene Epoch, Quaternary Period (Qt). Both Qal and Qt deposits originated from the surrounding mountains. Mesozoic granite rocks (gr) and the Miocene volcanics of the Pinnacles (Mv) lie directly to the east. Map 5 shows the location of the surrounding geologic units and local faulting.[5] Through the processes of physical and chemical weathering, the parent rock of the higher areas is eroded and transported by water, wind and gravity. Thus, the composition of the valley fill is unconsolidated or loosely consolidated sediments.

The underlying structure of the Salinas Valley below Soledad and the surrounding vicinity is complex. Alluvial fan deposits have built up along the eastern side of the valley. The varying velocities of the streams that carried the alluvium and the changing drainage patterns caused alternating layers of silts, sands, gravels, cobbles and occasional boulders to be deposited in this area. Therefore, over short distances the underlying geologic structure can vary considerably. Clay



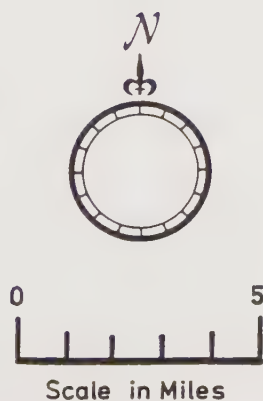






#### LEGEND

- Qal Alluvium
- Gr Mesozoic Granitic Rocks
- Qt Quaternary Nonmarine Terrace Deposit



## Soledad General Plan E.I.R. Regional Geology Map 5

Source: California Division of Mines and Geology



lenses are interstratified at irregular intervals and depths throughout the Soledad area. Bedding is generally discontinuous in all directions. These deposits of sedimentary material and discontinuity of stratification are, however, typical of alluvial fan deposits. A sloping fan-shaped topography is apparent when one looks from the valley floor toward small stream canyons on the western slope of the Gabilan Mountains.

### Regional Faulting

The City of Soledad is located in a seismically active area, as is the entire State of California. Table 2.1 lists the active and potentially active faults in the area. Refer to Map 5 for an illustrative description of fault and fault zone locations.[6]

Table 2.1  
Regional Faulting

Faults and Fault Zones	Least Miles From Project	Direction	Movement Within Quaternary Period Prelim. Fault Map
Reliz Fault (concealed trace)	4.3	SW	yes
(surface trace)	7.5	S-SW	
Tularcitos Fault (surface trace)	11.8	SW	no
Miner's Gulch Fault (concealed trace)	4.5	E	--
Pinnacles Fault (surface trace)	7.1	NE	no
Chalone Creek Fault (surface trace)	9.9	NE	no
San Andreas Fault (surface trace)	13.4	NE	yes
Bear Valley Fault (surface trace)	12.6	NE	yes

### Seismic Considerations

The City of Soledad is located in an alluvial valley, bound on both sides by active or potentially active fault zones. Map 6 shows the location and intensities of epicenters in the project area. The estimated intensities of the nearest epicenters all are within the 1.5 to



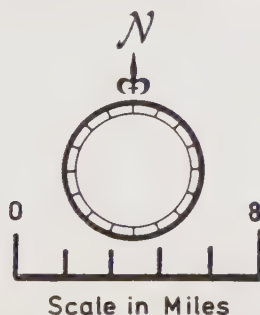


## EXPLANATION

## EARTHQUAKE EPICENTERS

	Magnitude	Symbol		
		1911-1968	1969-1972	1973-1976
FAULT	<1.5		•	•
Dashed where inferred or approximately located	1.5-2.5	○	•	•
	2.5-3.5	○	•	•
	3.5-4.5	○	•	•
	4.5-5.5	○	•	•
	>5.5	○	•	•
TERRACE OFFSET				
Places where terrace deposits have been or seem to be offset by faulting (See Clark, 1970a)				

Epicenter data compiled by USGS from 1969 to 1972, University of California at Berkeley, from 1962 to 1968, and California Department of Water Resources from 1911 to 1961.



## Soledad General Plan E.I.R. Faults and Epicenters Map 6



2.5 range; these epicenters occur within a 6 mile radius of the City. No active faulting is present within the City's planning area. The Rossi-Forel intensity zonation of the area, however, is designated as VII-VIII, which means the area would be severely affected by an earthquake.[7] Appendix B describes the rating system of the Rossi-Forel intensity scale.

Recent alluvium reacts strongly to the seismic waves generated by an earthquake. Basically, the characteristics of the underlying soils and/or rocks, the duration, magnitude and proximity of the earthquake, and the depth to the water table all are equally important factors which affect ground response. Less consolidated soil tends to amplify the seismic waves as they travel through the ground. In recent years, considerable evidence has indicated that structural damage resulting from ground shaking is determined by engineering properties of the soil and soil depth. During ground shaking, a quasi-resonance condition can occur between the natural period of vibration of the soil and that of the structure. Such a condition produces intensified shaking of the structure, which subsequently suffers greater damage. It has been found that low, short period buildings on shallow, short period soil deposits are damaged more heavily during ground shaking. Conversely, tall, long period structures tend to suffer major damage when constructed on deep, long period soils.

Ground failure is another seismic hazard of concern in areas underlain by recent alluvium. The more saturated the soil, the greater the chance that the soil will lose cohesiveness during ground shaking. When saturated soil loses its strength, its properties resemble those of a heavy liquid, with the response of structures dependent upon their densities. Lighter density structures (such as utility mains) rise toward the ground surface, and heavier density structures subside. In effect, a "quicksand" condition known as liquefaction occurs. During the 1906 earthquake, liquefaction was noted to have occurred in the Salinas Valley.[8]

Lurch cracking is a type of ground failure which is caused by shaking, settling and sliding of soil. Irregular fractures, cracks and fissures are produced, varying in length from a few inches to many feet. This hazard is a significant concern in areas underlain by soil, alluvium and weathered rock. Lateral spreading often accompanies lurch cracking. This phenomenon occurs when the soil moves horizontally toward the open face of an embankment.

An additional seismic hazard to be considered in the planning area is slope failure. Landslides most often occur down steep slopes. However, a stabilized landslide, into which a slope has been cut or upon which additional weight has been placed, can be reactivated.

The General Plan Update Planning Area for the City of Soledad is in an area of higher flood plain and alluvial fan deposits, each reacting differently in the event of an earthquake.

### Impact

No active faulting occurs within the designated planning area, and local seismic activity is in a low intensity zonation. However, ground shaking by earthquakes along the two major regional faults (San Andreas and Reliz) is expected to produce the greatest seismic hazard to development within the planning area. The area is located in an alluvium-filled valley which responds strongly to seismic waves generated by an earthquake. While ground shaking is a major hazard throughout the valley, ground failure also is anticipated to cause structural damage, depending on the composition and degree of water saturation of the soil.

The type of specific development to be considered within the planning area will play an important part in how it is expected to withstand structural damage during an earthquake.

### Mitigation Measures

1. All new construction must meet the seismic building standards required in the most recent edition of the Uniform Building Code applicable at the time of development.
2. Construction of new development shall address the seismic concerns of the City's adopted Seismic Safety Element. The recommended investigations critiqued by the Seismic Safety Element are shown in Table 2.2. Categories II and IV specify routine investigations to be carried out in all areas of geotechnical discipline. Detailed investigations are recommended in both engineering geology and seismic hazards evaluation.

### 2.3 Soils

The City of Soledad Planning Area includes six distinct soil types, as shown on Sheet 53 of the April 1978 Soil Survey of Monterey County (Map 7).[9] Table 2.3 describes the properties of these soils, and Table 2.4 presents a more detailed analysis of the physical and chemical properties of the soils.

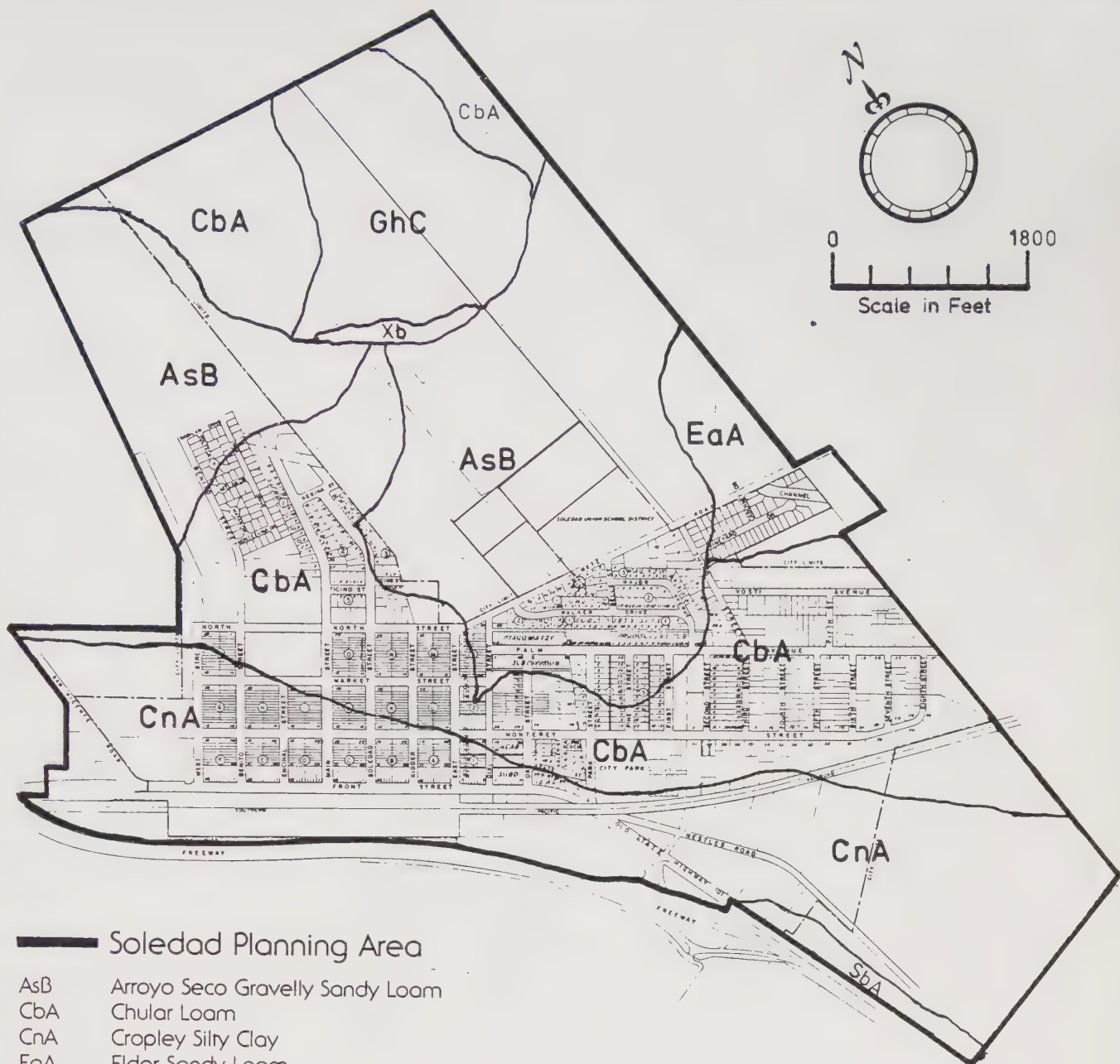
The Soil Survey of Monterey County has classified the CbA (Chualar Loam) soil as having a capability unit of I(14), which has few limitations when farmed intensively, and IIIC-1(15), which has severe limitations that reduce choice of plants and/or require special conservation practices. Soil capability classes are discussed further in Appendix C. The runoff from the 0% to 2% slopes of CbA is very slow. Potential for erosion is considered to be minimal to slight. Chualar soils are used mostly for irrigated row and field crops. Available water capacity is 7.5 to 9 inches. A representative soil profile of Chualar loam follows:

- 0-7 in. dark grayish brown loam; weak, medium granular and subangular blocky structure; hard; friable; slightly sticky and slightly plastic; mildly alkaline

**TABLE 2.2**  
**RECOMMENDED INVESTIGATIONS FOR VARIOUS GEOTECHNICAL PROBLEMS**

SITE PROBLEM	ROUTINE (R)	DETAILED (D)
<u>Erosion Control (EC)</u>		
erosion siltation	drainage control landscaping	in addition to items under routine: erosion rates of rocks or soils siltation control
<u>Engineering Geologic (EG)</u>		
faults landslides slope stability grading excavation drainage groundwater	reconnaissance of site review literature and maps prepare generalized geologic map review grading plans inspect during grading prepare "as built" geologic map	in addition to items under routine: aerial photograph interpretation prepare detailed geologic map determine subsurface structure analyze: fault potential, ground- water conditions, slope stability geophysical surveys to determine hard rock excavation methods
<u>Seismic Hazard (SH)</u>		
faults earthquake effects	generalized evaluation of potential primary and secondary earthquake effects	research earthquake records including site strong motion data establish maximum credible and design earthquakes geophysical investigation for fault locations, micro tremor data and primary and shear wave velocities dynamic soil response tests computer analysis of dynamic response of soils and rocks
<u>Soil and Foundation (SF)</u>		
soils and foundations	obtain soil samples from various depths, test for applicable engineering characteristics determine groundwater levels, drainage, slope conditions	in addition to items under routine: specialized sampling specialized testing and analysis of soils: consolidation, triaxial testing, permeability, dynamic response recommend specialized foundation designs
<u>Slope (SL)</u>		
slope stability	generalized analysis of stability based on geologic, soil, and groundwater data	in addition to items under routine: determine subsurface structure geologic analysis of rock structure and proposed slopes analysis of soil data for proposed slopes analyze potential seismic effects on slopes
<u>Flooding (F)</u>		
flood	U.S.G.S. Water Resources Division, flood maps California Division of Water Resources publica- tions	determine flood potential based on 100-year or 1000-year storms analyze drainage basin characteristics
<u>Oceanographic (O)</u>		
beach and sea cliff erosion tsunami	U.S. Corps of Engineers, beach and sea cliff erosion data U.S. Coast and Geodetic Survey, tide, current and storm data California Division of Mines, tsunami hazard maps	in addition to items under routine: determine - longshore currents, maximum storm conditions, sand supply and movement, maximum wave heights, bottom topography, evaluate all control measures as to effects north and south of area, analyze tsunami hazard





Soledad General Plan E.I.R.  
Soils  
Map 7



Table 2.3  
Soil Properties

Soil Name & Map Symbol	Capability Class	Description	Slope (%)	Depth (in.)	Perme- ability
Arroyo Seco Gravelly Sandy Loam AsB	III3-4(14)	gravelly to gravelly sandy loam; well drained soils formed in granite alluvium on alluvial fans and plains	0 to 9	9-60	Moderately rapid
Chualar Loam CbA	I(14)*	loam; well drained soils formed in granite or schistose alluvium on alluvial fans and terraces	0 to 9	0-80	Moderately slow
Gloria Sandy Loam GhC	IIIe-3(14)	sandy loam; well to moderately well drained soil formed in granite alluvium on fanlike benches, terraces and alluvial fans	2 to 50	0-69	Very slow
Xerorthents, Sandy Xb	VIIe-1(15)	sands and/or loam; well drained soils on banks and escarpments in areas of abrupt changes in elevation between different levels of alluvial fans and terraces derived from granite, gneiss or schist	9 to 20		Moderately rapid
Cropley Silty Clay CnA	IIIs-5(14)*	well drained soils on terraces, alluvial fans from soils de- rived from sediments	0 to 2	0-69	Slow
Elder Sandy Loam EaA	IIIs-4(14)*	well drained sandy loam soils formed in alluvium derived from granite and sedi- mentary rocks	0 to 2	0-69	Slow

\*Considered to be prime agricultural land.

Table 2.4  
Estimated Physical and Chemical Properties of Soils

Soil Name & Map Symbol	Depth	Permeability	Available Water Capacity	Soil Reaction	Salinity	Shrink- Swell Potential	Risk of Corrosion		Erosion Factors	
							Uncoated Steel	Concrete	*K	**T
Arroyo Seco (AsB)	0-42	2.0-6.0	0.06-0.10	6.1-8.4	<2	Low	Mod. <sup>1</sup>	Low	0.17	5
	42-60	2.0-6.0	0.03-0.07	6/6-8.4	<2	Low	Mod.	Low	0.10	
Chualar (CbA)	0-21	0.6-2.0	0.15-0.18	6.1-7.8	<2	Low	Low	Low	0.28	3
	21-44	0.2-0.6	0.13-0.16	6.1-8.4	<2	Mod.	Mod.	Low	0.32	
	44-59	0.2-0.6	0.07-0.13	6.1-8.4	<2	Low	High	Low	0.24	
	59-80	2.0-6.0	0.03-0.07	6.6-8.4	<2	Low	High	Low	0.10	
Gloria (GhC)	0-16	2.0-6.0	0.18-0.20	5.1-7.3	<2	Low	High	Mod.	0.24	2
	16-23	<0.06	0.01-0.02	5.6-8.4	<2	High	High	Low	0.20	
	23-69									
Xerorthents (Xb)	0-60	2.0-6.0	0.05-0.10	5.1-7.3	<2	Low	Mod.	Mod.		
Cropley Silty Clay (CnA)	0-69	0.06-0.2	0.13-0.17	6.6-8.4	<2	High	High	Low	0.24	
Elder Sandy Loam (EaA)	0-40	0.6-2.0	0.13-0.15	5.6-7.8	<2	Low	Mod.	Mod.	0.37	
	40-60	>20	0.01-0.12	7.4-7.8	<2	Low	Low	Low	0.10	

<sup>1</sup>Mod.=Moderate

- 7-21 in. dark grayish brown, heavy sandy loam; moderate medium and coarse granular structure; hard; friable; slightly sticky and slightly plastic; mildly alkaline
- 21-30 in. yellowish brown, heavy sandy loam; massive; hard; friable; sticky and plastic; moderately alkaline
- 30-44 in. brown sandy clay loam; weak, coarse, angular blocky structure; very hard; firm; very sticky and plastic; mildly alkaline
- 44-55 in. brown, fine, gravelly, heavy sandy loam; massive; very hard; firm; very sticky and plastic; 20% angular gravel; neutral
- 55-59 in. brown, fine, gravelly, coarse sandy loam; massive; slightly hard; friable; slightly sticky and slightly plastic; 30% angular gravel; neutral
- 59-80 in. brown, fine, gravelly, coarse sand; single grained; 25% angular gravel; neutral

Gloria sandy loam (GhC) of the Gloria Series divides the CbA and AsB soil units in the northern portion of the planning area. GhC generally has 3% to 6% slopes and is used for irrigated crops, pasture and dryland grain, as well as hay and annual pasture. The capability unit of GhC is IIIe-3(14), which has severe limitations that reduce plant choices and/or require special conservation practices, mainly because of erosion hazard. Runoff is slow to medium; potential for erosion is slight to moderate. A representative soil profile can be reviewed in the Monterey County Soil Survey.

Arroyo Seco gravelly sandy loam (AsB) of the Arroyo Seco Series is within the central portion of the planning area. This soil is used primarily for irrigated row and field crops and has slow runoff and slight erosion hazard. It has slopes of 2% to 5%. A representative soil profile of the Arroyo Seco gravelly sandy loam can be reviewed in the Soil Survey. It has a capability class of IIIe-4(14).

A narrow tongue of Xerorthents (Xb) is found along the center of the northern expansion area. Xerorthents have slopes ranging from 9% to 20%. Permeability is moderately rapid. Over very short distances, runoff and erosion may vary considerably. This soil has severe limitations as a result of potential erosion hazard. It is rated as Capability class VIIe-1, which has great limitations and narrow choices for practical use. Land generally is used for annual range or is left idle.

Cropley silty clay (CnA) of the Cropley series is located along the southern portion of the planning area. This soil occurs on alluvial fans and flood plains and is used mostly for irrigated row and field crops, especially celery and lettuce. It has slopes of 0% to 2% and has a Capability class of IIs-5(14).

Elder sandy loam (EaA) is located in the eastern portion of the planning area, in the vicinity of Metz Road. This soil is a nearly level soil found on alluvial fans and plains. It is used mostly for irrigated field and row crops and, in some places, for orchards. It has slopes ranging from 0% to 2% and has a capability class of IIs-4(14).

Soils of terrace deposits generally are older than the soils of alluvial fans and flood plains. Through the processes of physical and chemical weathering, the higher, surrounding deposits are eroded and transported by water and wind. The younger soil deposits, therefore, are similar in chemical composition to the parent material. However, older soils deposits undergo various chemical changes owing to the addition of organic matter and the gain or removal of some bases. The Gloria and Chualar Series that formed on terrace deposits are older and more indurated than the younger alluvial deposits of the Arroyo Seco series.

Certain soils are recognized as being particularly well suited for agriculture. The relatively few growth restrictions and high productivity of the Chualar (CbA) soil, combined with a favorable climate, result in this soil's designation as prime agricultural land. Soils of Capability classes I and II generally are considered to be prime agricultural land. As shown in Table 2.3, CbA of the Chualar Series is within Capability Class I. EaA of the Elder Series and CnA of the Cropley Series are within Class II.

#### Impact

The loss of agricultural productivity that would occur as a result of implementation of the Land Use Plan will be, for all practical purposes, an irreversible impact. According to Map 6, Agricultural Resources, of the Draft General Plan, the major expansion areas contain prime agricultural land (CbA, CnA and EaA soils).

Agricultural lands surrounding urbanized areas are subject to urban/agricultural conflicts. These conflicts reduce productivity by precluding normal agricultural processes near urban uses, including:

- a. farming operation noise;
- b. farming dust, dirt and mud;
- c. use of toxic pesticides and odorous fertilizers;
- d. farm equipment vandalism;
- e. theft of produce; and
- f. inability to utilize farming techniques such as aerial spraying.

Individual farmers who wish to continue farming may face a significant decrease in productivity due to the items mentioned above.

#### Mitigation Measures

3. Development within the planning area should be contiguous to the City to insure that no agricultural "islands" are created.

## 2.4 Hydrology

### Surface Hydrology

The Salinas Valley is enclosed on the northwest and southeast by the Sierra de Salinas and the Gabilan Mountains, respectively. Precipitation drains downward into the valley from the slopes of the surrounding mountains and from the head of the valley. The river is approximately 155 miles in length and is the largest submerged river in the United States. The principal tributaries of the Salinas River are the Arroyo Seco, Nacimiento and San Antonio Rivers (which drain the Santa Lucia Mountains) and the San Lorenzo River (which flows from the Gabilan Mountains). Water flows from the Salinas River into the Pacific Ocean via Monterey Bay.

Locally, the intermittent creeks of Bryant and Stonewall Canyons drain the eastern face of the Gabilan Mountains. These drainage systems have constructed the alluvial fan deposits near the mouths of the streams and are noticeable when observed from the eastern face of the Gabilan Mountains.

### Impact

Construction within the Planning Area will result in an addition of impervious material which will increase surface runoff and the potential for erosion in the Soledad area through short term soil disturbances from urban development.

### Mitigation Measures

4. A landscape program shall be required as a part of all new development in the Soledad Planning Area.

### Groundwater Resources

The hydrology of the Salinas River Valley in the Soledad area is complex, due to the interbedding of alluvial deposits and general discontinuity of strata. Few detailed and conclusive hydrologic and geologic studies have been conducted in the vicinity.

The Salinas River Valley is divided into 3 main hydrologic units:[10]

- a. The forebay area at the head of the Salinas Valley, extending from south of Greenfield to Gonzales.
- b. The east side area, extending along the western hills of the Gabilan Range to approximately the boundary of U.S. Highway 101 between Gonzales and Salinas.
- c. The pressure area, extending westward from the east side area to the Salinas River from Gonzales.

The principal water bearing formations within the Salinas Valley generally are considered to be the Pliocene and younger age sediments. The Miocene sediments and older basement rocks yield minimal amounts of

water. The two major hydrographic areas of the Salinas Valley are based on stratigraphy and vertical hydrologic continuity. North of Gonzales to Monterey Bay, several thick clay layers act as aquicludes and vertically divide the groundwater into two or three pumping zones. These zones are known as the pressure 180 foot, pressure 400 foot and the pressure 900 foot aquifers. South of Gonzales, including the City of Soledad, is the Forebay area, where aquicludes are absent or very localized. In this region, vertical percolation of groundwater is relatively unrestricted. Recharge of groundwater in the Forebay Area supplies the aquifers northwest of Gonzales. Groundwater resources of the Forebay Area, in turn, come from the region southeast of Soledad and from the surface flow in the Salinas River channel. Direct precipitation and irrigation contribute a very small percentage of groundwater recharge.[11]

An overdraft and overall lowering of the water table in the Soledad area could occur as a result of overpumping. Furthermore, contamination of the higher quality water of the new well with inferior quality water from overlying or surrounding areas due to overdraft is possible. Further discussion of this subject follows.

#### Water Quality

The City of Soledad presently is served by 4 wells. Recent (1979) certified analytical reports of 3 of these wells indicate that the total dissolved solids (T.D.S.) and sulfate content of the water are well above Public Health Drinking Water Limits, as established by the California Administrative Code, Title 22. In addition, the hardness of the water is very high. Within the City, water softeners are used to counteract the water hardness problem. Consequently, sodium and chloride concentrations in wastewater are increased through the use of these water softeners.

The water quality problem led to action by the City to improve its water system and remains the primary motivation for implementation of the proposed water system. The recently drilled well at the Little League Park in Soledad produces water of considerably higher quality than that of the other wells. As suggested by the California Regional Water Quality Control Board (October 1977), augmentation of present water supply with higher quality water could be a possible remedy for this problem. Proposed improvements are intended to mix the water of the wells to obtain acceptable standards of drinking water.

The well at the Little League Park was perforated at a depth between 640 and 690 feet. As discussed previously under "Groundwater Resources" of this Report, the Soledad area has no well-defined aquifer system. Vertical percolation of groundwater in the vicinity is not impeded by extensive impervious dry layers. Alluvial deposits in the Salinas Valley are known to produce 1,500 to 2,000 gallons per minute, though recharge does not keep pace with the withdrawals.[12] Thus, though higher quality water is available from the well at the Little League Park, contamination of the higher quality water with overlying water of inferior quality is conceivable.

### Impact

The primary source of water for the planning area would be from existing wells in the City of Soledad. As development occurs, overdraft of the groundwater resources could lower the water table in the Soledad vicinity. Discontinuity of strata and absence of continuous, well-defined aquicludes increase the possibility of contamination with inferior quality water.

Although infiltration of pesticides and fertilizers will cease as development in the planning area is completed, there will be an increase in runoff from streets, driveways and other urban structures, causing degradation of water supplies. Characteristically, this runoff will contain more oils and petroleum contaminants from automobiles.

### Mitigation Measures

None are proposed.

## 2.5 Aesthetic Considerations

### Viewshed

The gradual implementation of this land use plan will result in clear views of projected urban development from the existing urbanized portion of Soledad. The elevation of the City of Soledad is between 180 and 220 feet above sea level. Much of the urban development which will occur to the north will be at elevations between 220 and 300 feet; development to the south will be at elevations between 170 and 200 feet. In other words, views of projected urban development to the north of Soledad will be unrestricted to southbound travelers on U.S. Highway 101, as well as to residents of the City of Soledad.

The other area of expansion, to the southeast (Industrial area), will for the most part be viewed by those traveling north on U.S. Highway 101.

### Impact

Development pursuant to this plan will cause a visual impact for those travelling on U.S. Highway 101.

### Mitigation Measures

5. All new development in the northern and southern sector of the City or its planning area should be subject to design control in order that development will be better integrated.
6. Units in major developments should be painted in unobtrusive colors to alleviate significant visual impact.
7. Landscape plans should be undertaken to alleviate adverse visual impacts, subject to review by the Planning Commission, City of Soledad.

## Noise

There are three major noise generators in the Soledad area: automobile, truck and railroad traffic. Map 8, Noise Contours, illustrates the 1995 noise contours for the City of Soledad. Noise within the northern and southeastern expansion areas of Soledad is minimal.

By comparing land use type and noise compatibility levels, one can provide standards to be used for development of various land uses and for determining whether special noise attenuation measures should be provided in proposed developments. Table 2.5 shows the compatibility of existing and proposed land uses with present and projected noise levels, as presented in the City's Noise Element.

Table 2.5  
Exterior Land Use/Noise Compatibility Levels

Generalized Land Use	Exterior L10* Decibel (dBA) Range	General Land Use Recommendation**
Residential & Institutional	Less than 65 dBA	A
	Greater than 65 dBA	B
Commercial & Industrial	Less than 75 dBA	A
	Greater than 75 dBA	B
Parks and Open Space	Less than 65 dBA	A
	Greater than 65 dBA	C

\*L10 = Level not to be exceeded more than 10 percent of the loudest hour.

**\*\*Recommendation:**

A = New construction or development will be subject to no adverse noise impacts and will require no special noise attenuation features.

B = New construction or development should be undertaken only after an analysis of noise reduction requirements is made and needed noise attenuation features are included in the design.

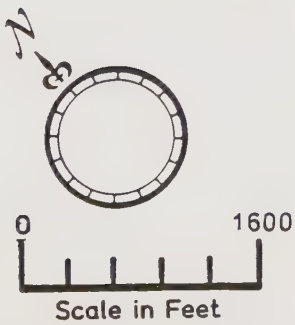
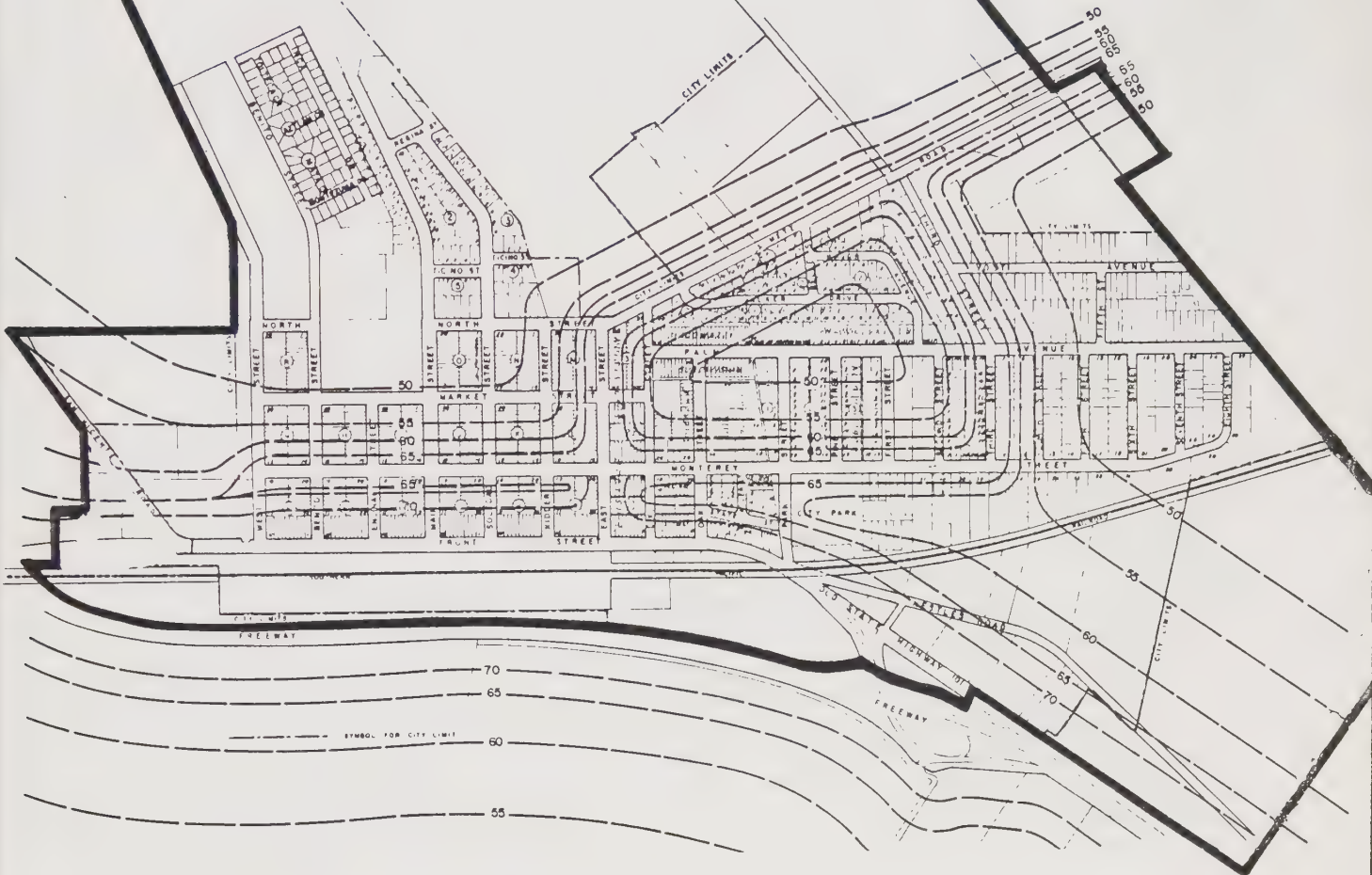
C = New building construction involving concentrations of people (spectator sports and some recreational facilities) generally should be avoided unless an analysis is made of noise reduction requirements and needed noise attenuation features are included in the design.

Automobile and truck noise is concentrated along the major arterials; truck traffic, the highest noise generator, is concentrated in the industrial and agricultural areas and freeways; railroad noise is con-

LEGEND

--- 65 --- 1995 dBA L10

— Soledad Planning Area



Soledad General Plan E.I.R.  
Noise Contours  
Map 8

Source: City of Soledad — Noise Element



fined, for the most part, in the southern portion of the City in an east/west direction. Noise from the railroad should not adversely affect expansion areas within the City of Soledad.

#### Impact

The noise created by development pursuant to the proposed plan will exceed and differ from present agricultural noise generation from tractors and irrigation pumps.

#### Mitigation Measures

8. As potential traffic-related noise problems are created within the City's expansion areas, project applicants will be required, as part of the planning process, to verify that noise impacts will not be significant. The City's Noise Element shall be used as a guideline. If noise is found to be of significant concern, noise insulation or buffers shall be required. Mitigations include concrete block subdivision walls, additional setbacks, landscaping, double pane windows and orientation of buildings away from noise sources.

#### Odors

Although there are no existing odor problems within the City of Soledad, there may be a conflict as agricultural odors from the Hamby feed lot, located immediately north of the Soledad Planning Area, impact potential inhabitants of the northern expansion area. There is concern that homeowners in the proposed expansion area could gain support to change the Hamby operation.

The prevailing winds in the Salinas Valley are from the northwest; these blow across the expansion area and then the feedlot operation. However, local current fluctuations from day to night occur, as well as storm winds out of the east and southwest. At night, when the intervalley air mass cools, it begins to sink and force the air currents down the valley, or in a northwesterly direction. This could bring odors from the feedlot across the proposed north expansion area. During the day, when the intervalley air mass has warmed, it begins to rise, causing an influx of cool coastal air (from the northwest). The daytime influx of air from the coast will not affect the proposed north expansion area. Less common than high pressure westerly moving storms is the development of low pressure systems off the Pacific Coast, creating winds in an westerly direction (toward the coast). This situation also may impact the proposed north expansion area with odors.

#### Impact

The northernmost portion of the City's north expansion area may be impacted by odors. The result could be a lowering of property values within this portion of the residential reserve area. Further discussion of odor impacts is found in Section 2.8, Air Quality.

### Mitigation Measures

9. The northernmost portion of the north expansion area should be the last area of the Land Use Plan to be developed.

## 2.6 Vegetation and Wildlife

### Vegetation

The undeveloped portions of the Soledad Planning Area consist of recently tilled soils, vacant lands and row crop agriculture. Vintaculture surrounds the Planning Area to the east and west, and a feedlot operation exists to the north. To the south is the Salinas River. Within the Planning Area, grassland vegetative communities exist, but consist of non-indigenous grasses. Vegetation is not a significant issue, due to long term disturbance of native species in the Soledad area.

### Impact

No significant impact will be incurred upon native vegetation by implementation of the plan.

### Mitigation Measures

None are proposed.

### Wildlife

The Soledad Planning Expansion Areas have been used for agriculture for so many decades that few native animal species remain. Exceptions exist in the riparian corridors of the Salinas River and the intermittent Bryant and Stonewall creeks.

### Impact

Any remaining natural wildlife will be eliminated or displaced on those portions of the Planning Area shown for development. However, because these lands also have been used for agriculture, the most significant impacts occurred when the land originally was converted to agricultural uses early in this century.

Remaining native animal species probably will be displaced as development progresses.

### Mitigation Measures

10. The flood prone area immediately adjacent to the Salinas River should remain in its natural state in order to protect remaining native animal species.

## 2.7 Traffic and Circulation

Access to the northern expansion area will occur from seven streets: Gabilan Drive, Regina Street, Ticino Street, East Street (proposed), Third Street (proposed), West Street and Metz Road. Metz Road is an arterial; West Street (proposed), Gabilan Drive and East Street (proposed) are collectors; and Regina and Ticino Streets are minor streets.

Access to a smaller western expansion area (the area surrounded by San Vicente Road, West Street, North Street and the existing city limit line) will be gained from North Street, San Vicente and West Streets, all of which are collectors.

The industrial expansion area to the south will be accessed by Old State Highway 101, an arterial, and Nestles Road, a collector.

### Impact

Traffic resulting from implementation of the Proposed Land Use Plan (Map 9) will impact the City as a whole. The peak traffic flow intersection in Soledad is located at East and Front streets (2800 vehicle trips per day).[13] This intersection probably will be most affected by development, since a significant amount of traffic from the north expansion area will be filtered down East to Front Street.

Full implementation of the plan could generate as much as 38,000 additional vehicle trips per day in the Soledad area. At this time, however, specific traffic impacts are unknown. Existing traffic problems such as access onto Front Street, the blind intersection at Oak and Front Streets, downtown parking and truck traffic through town will be intensified.

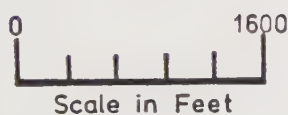
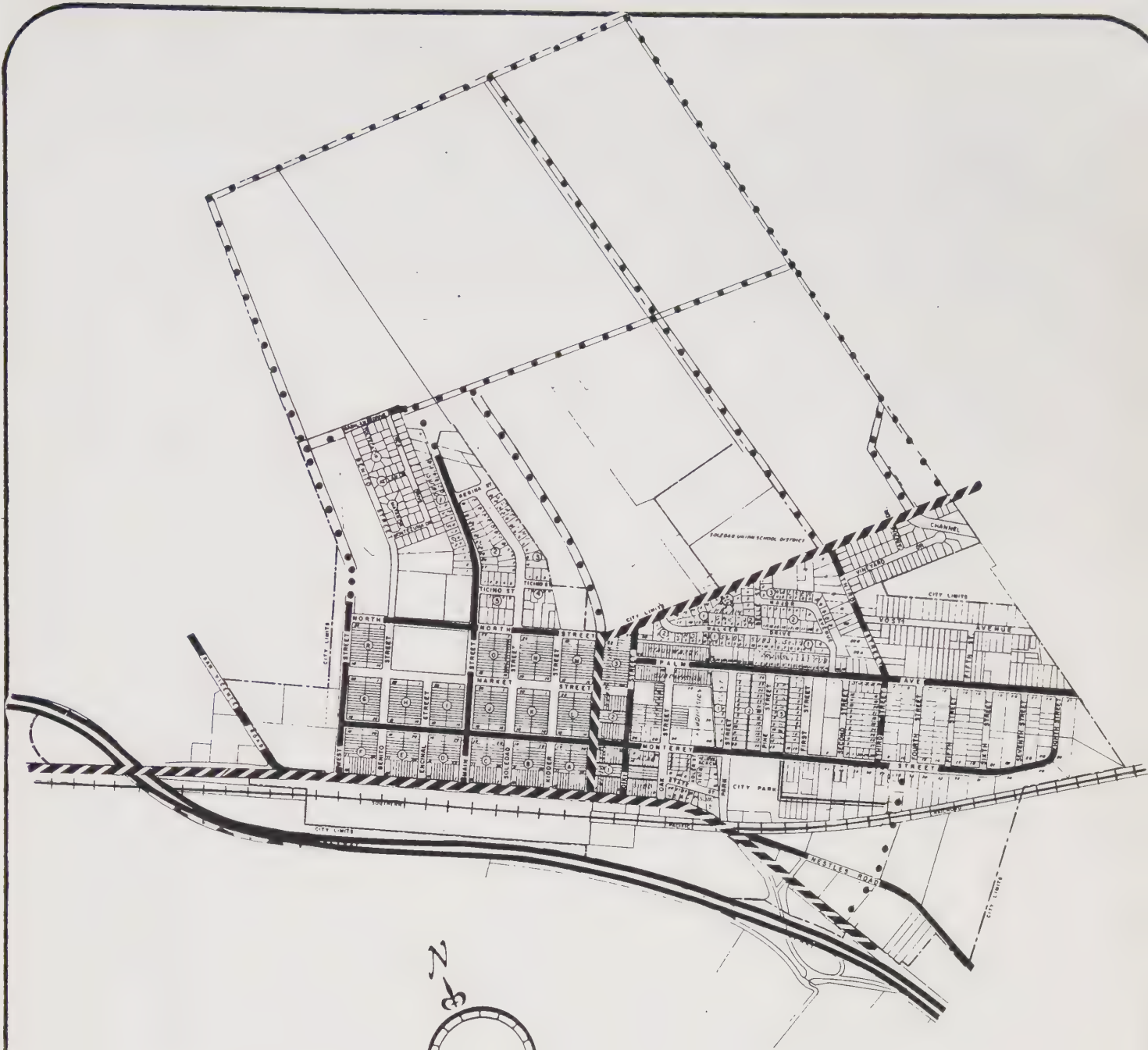
### Mitigation Measures

11. The Programs listed in the Draft Circulation Element in themselves serve as Mitigations for potential circulation problems and hazards.

## 2.8 Air Quality

The Salinas Valley is considered a part of the same air basin as all of the coastal areas of Monterey County.[14] It is identified as the North Central Coast Air Basin. Two types of climate occur in the valley: 1) marine climate, characterized by cool, moist ocean air; and 2) continental climate, which is characterized by warm air rising from the land. The mouth of the valley is predominantly within the marine climate zone, while the central and southern valley is within both types. The two factors that contribute most to air quality problems within the valley are: 1) wind pattern, produced by the interaction of the two climate zones, with the resultant frequent formation of an inversion layer; and 2) the valley's topography, with its tendency to contain air masses. These two factors, acting separately or in conjunction with one another, can create unique weather patterns with a potential for severe accumulations of atmospheric pollutants.[15]





# LEGEND

- • • Proposed Collector
- Existing Minor Streets
- Existing Collector
- /// Existing Arterial
- + + + Railroad
- - - Proposed Freeway On Ramp
- == Freeway
- • • Proposed Minor Street

## Soledad General Plan E.I.R. Proposed Circulation Plan Map 9

Source: City of Soledad



The extent of dispersion of materials admitted into the atmosphere is primarily a function of the wind and inversion conditions existing at that time. Inversion layers are present in the valley for a significant part of the year, most frequently during the spring, summer and fall months. The on-flow winds that frequently move up the valley tend to prevent the dispersion of an inversion layer out through the mouth of the valley. These winds, therefore, do have the potential to move pollutants up the valley, where they can accumulate under the inversion layer.[16]

Motor vehicles are the largest source of gaseous pollutants in the Salinas Valley. Carbon monoxide, nitrogen oxides and hydrocarbons comprise the basic category of air pollutants emitted from automobiles. Nitrogen oxides and hydrocarbons produce photochemical smog under the action of sunlight.[17] Though the emissions from a particular car do not seem exorbitant, it is the volume which accounts for the pollution potential.

Under the Federal Prevention of Significant Deterioration Program (PSD), areas which maintain federal air quality standards currently are being classified. Areas which presently exceed standards, designated as Non-Attainment Areas, are required to prepare a Non-Attainment Plan (Abercrombie, 1978).[18] Monterey County is included within a Non-Attainment Area. A Non-Attainment Plan has been prepared by the Association of Monterey Bay Area Governments (AMBAG); it proposes general measures regarding traffic flow and transit services which should enable this District to meet Federal standards by 1982. In addition, general policies pertaining to mobile-source and land-use controls are suggested. The plan recommends that residential developments be reviewed by AMBAG according to the A95 review process (Armstrong, 1978).[19]

#### Impact

The North Central Coast Air Basin has been designated as non-attainment for one of five "criteria" pollutants -- that of oxidants. The National Ambient Air Quality Standard for oxidants (1-hr.) is 0.12 parts per million (ppm) ozone, as revised by the Environmental Protection Agency (E.P.A.). The value used in designating Monterey County was 0.16 ppm, which later was revised to 0.14 ppm as the appropriate design value.

Hourly averages of oxidant levels measured between 1973 and 1977 in Gonzales, California, showed a total of 8 days and 15 hours when the levels exceeded the National Ambient Air Quality Standards. However, at this time, it has been relaxed. Table 2.6 identifies the average emissions produced by mobile sources in Monterey County during 1977. A 50% reduction of total allowable emissions is the goal for 1982.

The proposed plan will contribute to the following potential impacts:

1. Cumulative increase in existing levels of air pollutants.
2. Incremental degradation of air quality in the Salinas Valley.

Table 2.6  
Average Emission of Pollutants - 1977  
Total organic gases\* - Tons per day  
Monterey County

Mobile Sources	Monterey County
A. On-Road Vehicles	18.1
B. Off-Road Vehicles	
Jet aircraft	.2
Piston aircraft	.5
Railroads	.8
Ships	--
Other off-road	3.1
Total mobile sources	22.7

\*Total organic gases, for practical purposes, is the same as hydrocarbons.

Since the Salinas Valley is susceptible to air quality degradation, the proposed plan would contribute to a cumulative increase in existing levels of air pollutants. This would result from automobile emissions as well as particulates emitted from fireplaces. A comparison of total automobile emissions generated annually by the plan, and overall emissions produced in the County, is exhibited in Table 2.7. Although pollutant levels generated by the plan would be insignificant relative to the entire County, plan pollutant levels, in conjunction with existing and future development in the Soledad area, will result in an incremental degradation of air quality, at least in the short term. In the long term, automotive emission control devices result in overall reduction of emissions per automobile, as shown in columns two and three of Table 2.7.

A combined short and potentially long term effect on the North Central Coast Region is that of energy shortages. A cut-back in energy supplies to the area has the potential to reduce the overall vehicle miles traveled and to create incentive for use of public transit.

Although discussion of air quality most often focuses on automobiles and their air pollutants, there are other sources of pollution. Any type of burning, such as wildfires, brush burning, outdoor barbecues and fireplaces, will add particulate material to the atmosphere. Outside incinerators no longer are allowed, but fireplaces remain a potential source, for often they leave a visible haze in the atmosphere and commonly are used throughout the northern valley to burn trash. Agricultural activities also are a significant source of particulate matter. In addition, construction sites contribute to air quality problems because they often supply large quantities of dust.

Table 2.7  
Mobile Source Emissions Generated by the  
Proposed Land Use Plan to the Year 2000

Pollutant Type	VTM* (Miles/ Year)	1978** Emissions Factor (Grams/ Mile)	1985 Emissions Factor (Grams/ Mile)	1978 Annual Plan (Short Tons)	1985 Annual Plan (Short Tons)	Total*** 1976 Annual Monterey County Transportation Emissions (Short Tons)
Carbon Monoxide	$6.9 \times 10^7$	42.45	22.87	3,228.74	1,739.83	71,726.15
Nitrogen Dioxide	$6.9 \times 10^7$	3.29	2.01	250.23	152.88	10,687.20
Sulfur Dioxide	$6.9 \times 10^7$	0.15	0.15	11.40	11.40	649.70
Particulates	$6.9 \times 10^7$	0.40	0.28	30.40	21.29	1,649.80
Total Hydrocarbons	$6.9 \times 10^7$	3.76	1.85	285.98	140.71	10,610.55

\* Assumes 38,000 vehicle trips/day x 5 miles/trip x 365 days/year = plan vehicle miles traveled.

\*\* Emission factors are from Supplement No. 8 to Compilation of Air Pollutant Emission Factors, Environmental Protection Agency (as employed in EMFAC 5 emissions program) and assumes an average vehicle speed of 25 miles/hour.

\*\*\* Source: ARB, Sacramento, 1976 inventory. Annual average daily mobile emissions rate for County x 365.

Condensation nuclei in the atmosphere such as dust, salt particles from the ocean, and particulate matter from car exhaust and fires provide a sub-strata for the formation of smog. The concentrations in the valley are mostly from human activity; they correlate with agricultural and motor vehicle activity.

#### Mitigation Measures

12. As specified in the Air Quality Maintenance Plan, specific project plans should be reviewed by AMBAG.

13. The use of public transit or energy-free transportation modes as a substitute for private automobile trips is the only practical means of reducing vehicle miles traveled. Future project plans therefore should include future planning for public transit access and loading areas, if deemed significant and feasible by the City Council, City of Soledad.
14. The improvement plans should include the specific plan and implementation schedule of measures for the prevention and control of dust during and immediately following construction, and the ultimate control of wind-blown dust. Specific mitigating measures should include landscape plans designed to control dust by providing barrier vegetation for development within the Soledad Planning Area.
15. Biking and footpaths should be implemented in conjunction with plan development in order that this more efficient means of transportation can be encouraged within the City of Soledad.

## 2.9 Public Services and Utilities

### Water Service

The City of Soledad presently is serviced by a municipal water system consisting of 5 water wells, two 100,000 gallon storage tanks and a system of 4", 6" and 8" water distribution lines. (See Table 2.8 for Well Capacities.) As of June 1978, the system serviced 1,587 connections and an approximate population of 5,610. Of the 1,587 connections, 1,481 consisted of residential, and 106 were commercial.[20]

The municipal system obtains water from groundwater resources in the southern end of the "East Side Area" of the Salinas Valley. There is no defined aquifer in this portion of the valley; thus, wells commonly tap "water rich" clay lenses to obtain sufficient water.

The City of Soledad had a new well drilled in 1979 in order to improve the existing water quality of their municipal system. Before this well was connected to the City's Water System, the City's water was high in hardness and total dissolved solids. By mixing water from the new well with water from the other wells, the amount of overall hardness and total dissolved solids has been reduced.

Presently there are two existing 100,000 gallon water storage tanks within the City of Soledad Water System. One of these tanks is elevated and supplies virtually all the pressure to the municipal system. The elevated tank is located at the intersection of Monterey and Park Streets. This facility cannot be included as a part of the City's storage because it does not supply sufficient pressure to the system to utilize the stored water efficiently.

The City is in the process of planning and constructing a one million gallon water tank north of existing City limits at the 280 foot contour. Although the one million gallon water tank has not yet been constructed, this facility will be able to: improve fire protection; improve water quality by mixing and storing water; increase water pressure; allow for emergency water storage; and assure adequate water supplies for future growth.

Table 2.8  
Water Supply Facilities

Well	Location	Capability
No. 1	Monterey/Soledad Streets	600 GPM
No. 2	Monterey/Park Streets	700 GPM
No. 3	Monterey/Park Streets	550 GPM
No. 4	Main Street North of Regina Street	600 GPM
No. 5	North Street/Little League Park	750 GPM
Source: Neill Engineers		

#### Impact

Implementation of the Proposed Land Use Plan at full buildout will create approximately 1500 additional dwelling units within the Soledad Planning area, 20 additional acres of Commercial uses and 130 additional acres of Industrial uses. Average daily consumption of water will be 2.35 million gallons per day upon implementation of this plan. At present, the average City usage per day is approximately 850,000 gallons. With the proposed million gallon water tank and the two existing 100,000 gallon tanks in operation, this plan, upon implementation, will utilize more water per day than the system is capable of storing. However, 4.6 million gallons of water per day could be pumped by existing City wells if they were withdrawing water on a 24 hour per day basis.

#### Mitigation Measures

16. New development should meet fire flow requirements for commercial and residential uses.
17. Require the installation of low water consuming landscaping (preferably native species) in developments in the Soledad Planning Area.
18. Existing agricultural wells, previously used for agriculture in the planning area, should be examined and, if deemed usable for human consumption, shall be connected to the City's water system as developments occur.
19. The following residential interior water saving devices should be implemented into all residential subdivisions:

	Added Cost per Unit	Water Savings as a % of Interior Use
Low flush toilets	0-10	18
Low flow shower heads	0-5	12
Low flow kitchen & lavatory faucets	0-5	2
Pressure reducing valves	0-25	5
Insulated hot water lines (per foot of line)	0.50-1.00	4
Low water use clothes washers	20-30	5
Low water use dishwashers	0	4
Estimated Maximum Total	\$75.00**	46% savings
**Excludes insulated hot water lines.		

### Sewage Disposal

The City of Soledad's sewage treatment plant has a capacity of 1.0 million gallons per day (Mgd) while using aerators. Without aerators, the treatment plant has a capacity of .65 million gallons per day. The City has not yet adapted the aerator system because existing sewage flows are .4 million Mgd. This leaves a remaining capacity of .25 Mgd, and when the aerators are used, a remaining capacity of .60 Mgd.[21]

The sewage treatment facility is located approximately 0.7 miles southwest of the City of Soledad. The present City boundaries are identical with the area served. The City of Soledad's sewage treatment plant was constructed in 1931 and modified in 1955 and 1980.

The City's waste water treatment plan provides primary treatment to totally domestic waste water. The treated waste water is discharged to percolation ponds located on the Salinas River flood plain for final disposal.

### Impact

The proposed Land Use Plan will create an estimated average additional flow of 1.16 million gallons per day (GPD) to the City's sewage facilities. This would significantly increase existing flows. The treatment plant would be forced to approximately 64% above its 1.0 Mgd capacity.

### Mitigation Measures

20. Individual developers shall install complete and properly-sized sewer lines, as determined by the City Engineer,
21. Once the treatment plant has reached its capacity, no sewer hook-ups should take place for any development until the sewage treatment plant can accommodate increased sewage flows.

## Fire Protection

Fire protection in the City of Soledad is provided by an all volunteer group consisting of 25 men from the immediate area.[22] The City's fire station is located on Monterey Street, between Main and Soledad Streets. The 4 existing vehicles are:

Vehicle Type	Make	Pumping Capacity in G.P.M.
Pumper	Ford	1000
Pumper	International	500
Pickup Truck	Dodge (1 ton)	500
Pumper/Ladder	Ford/Van Pelt	1000

The fire department also has mutual aid agreements with Greenfield, Gonzales and the California State Division of Forestry.

## Impact

Full implementation of the proposed Plan may have a significant impact upon the fire department. The Plan will add to the area people who smoke and children who might be careless with matches. This has a cumulative effect on the region by increasing fire potential in the surrounding vicinity.

## Mitigation Measures

The following items shall be minimum requirements for development in Soledad:

### 22. Access Roads

- a. Roads shall be hard surface material capable of supporting a weight of 16 tons.
- b. Minimum width of 12 feet per lane.
- c. All buildings, parts of buildings or other obstructions (including trees or wire) over access driveways shall have not less than 12 feet of vertical clearance from finished driveway surface.
- d. All turns shall have a minimum turning radius of 39 feet.

### 23. Access to Buildings

- a. Every single story building should be located so that the farthest point from an access road capable of being used by fire apparatus shall not exceed 150 feet. This distance shall

be measured around the perimeter of the building and shall take into consideration any natural or manmade barriers such as trees, shrubs, fences, et cetera.

24. On-Site Fire Hydrants

- a. It is the responsibility of the developer to have a system engineered to meet the requirements of the City of Soledad.
- b. The type of hydrants shall be approved by the Fire Chief, City of Soledad.
- c. The hydrant system should be on an 8-inch loop system.
- d. If a public hydrant is not within 500 feet of the farthest building under construction, on-site hydrants should be provided before construction begins.
- e. The required fire flow must always be capable of being taken from any one hydrant in the system with a residual pressure of not less than 20 pounds per square inch.
- f. All fire flow requirements applicable to specific uses such as Residential, Commercial and Industrial Development shall be met.
- g. Under special conditions, the City of Soledad may require a larger minimum size of pipeline in certain locations (i.e., for the Commercial uses).
- h. Normal operating pressure shall not be less than 25 pounds per square inch gauge (PSIG) or more than 125 PSIG, except that during periods of peak hourly maximum pressure, the pressure may vary between 20 PSIG and 150 PSIG.

25. Site Plans

- a. Specific site plans for future developments showing the location of all buildings shall be provided to the Fire Department. These plans shall include the following:
  - 1) size of mains supplying on-site hydrants, including locations of all valves, meters and connections to mains or water lines;
  - 2) location of on-site hydrants; and
  - 3) numbering system of development.

Police Protection

Police service is provided by the City of Soledad from the station located at 237 Soledad Street. The department presently consists of 9 officers and has 5 patrol vehicles (3 marked and 2 unmarked). Presently there are 5 working staggered shifts for the department.[23]

## Impact

There is no significant impact upon the resources of the City of Soledad Police Department. However, assuming a population increase of 4,500 persons by the year 2000, 9 additional officers will be required to handle additional traffic and general services provided by the department.

## Mitigation Measures

Public safety mitigations to be used in subsequent development in the Soledad Planning area are as follow:

26. Roadways should be of sufficient width to allow for adequate turning of emergency vehicles.
27. Front doors of all structures should have single or double cylinder dead-bolts with 1-inch throws. Viewers should be placed in front doors and small secondary locks should be placed on patio doors to prevent forcing of sliding glass doors in residential dwellings.
28. Landscaping around residential dwellings should not hide the windows or prevent access to or from windows, and all branches should be 4 to 5 feet above ground surface level. This assures a clear view for police surveillance from vehicles.
29. Adequate lighting throughout the City is necessary for crime prevention. However, there is a fine line between too much and not enough lighting. This mitigation should be implemented through the cooperation of the City Manager, City Engineer and City Police Department.

## Schools

Development within the City of Soledad Planning Area will generate additional children in local schools in the Soledad School District. The Children of the Planning Area will attend the following schools:

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Name of School	Capacity	Spring 1981 Enrollment
Main Street School (4-8)	531*	824
San Vicente School (K-3)	470*	679
Gonzales High School (9-12)	1,100**	828

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Note: \*The Soledad School District is on year around classes. One third of the students are out of school at all times.[24]

\*\*Gonzales High School District.[25]

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It is anticipated that the proposed plan will add approximately 675 to 900 students to grades K-8 and 270 to 450 students to grades 9-12.

### Impact

Implementation of the plan will add between 675 and 900 children to grades K-8 in the already overcrowded school system. The effect upon Soledad is a significant increase in its elementary school enrollments over an estimated 10 year span. The proposed plan will allow Soledad's present schools to grow to between 1,177 and 1,402 children above capacity.

The plan will allow between 270 and 450 additional high school children. Although existing high school facilities are below capacity by 272 students, the Soledad Plan alone could cause an overcrowding situation at the existing high school facility in Gonzales. However, a regional occupational high school facility is being planned in the Northern portion of the City of Soledad.

### Mitigation Measures

30. A new elementary school is needed in Soledad. One is planned in the northern residential expansion area of the proposed Land Use plan and should be constructed as the elementary school population increases.
31. To mitigate some of the financial impacts, development impact fees to finance the new school should be required by City ordinance. However, these fees will not cover the entire cost of new facilities. Therefore, other property owners who build new homes in the school district also should contribute.
32. Continue with year around schooling at existing school sites and add a suitable number of portable classroom units to accommodate growth until a new school can be constructed.
33. Require dedication of land from the private developers to be used for building a school. Future developments within the school district should contribute to the development of this site and/or dedication of another site if deemed necessary.
34. Consider a bond issue to provide funds for the construction of a new school.
35. Improvements including bike paths and sidewalks to existing as well as new schools should be constructed in order to reduce traffic hazards.
36. Phase future development to allow the school system time to accommodate anticipated increases. This phasing should be written into development permits, thereby allowing a maximum number of units to be developed annually. The number of units and type and density of development should be defined further in light of current demands and future projections. Only from this definition and fiscal analysis can adequate phasing guidelines be derived.

### Parks and Recreation

The proposed land use plan and development will affect open space around the City of Soledad. The city currently has 2 parks within its limits. A small area adjacent to the northern expansion area, consisting of no more than 3 acres with a Little League baseball park and tennis courts,

makes up the first park. The second site is a 5 acre community park located on the southeast corner of Monterey and Park Streets. The Soledad Recreation District operates and maintains an indoor swimming pool facility adjacent to San Vicente School. Other parks are outside the incorporated area of Soledad and include the Pinnacles National Monument (14 miles east) and Mission Nuestra Senora de la Soledad (approximately 3 miles east).

### Impact

In addition to existing parks, the Land Use Plan envisions one additional park in the northern expansion area. The State of California typically recommends at least 10 acres of park land per 1000 population. Utilizing these standards for subsequent development, the City will need an additional 43 acres of Parklands at full implementation of this plan. However, at current rates of one acre of parkland per 700 residents, the City will need approximately 5.5 acres of additional park lands at full implementation. The City of Soledad and the Soledad School District, however, cooperate in providing park facilities for the City's residents.

### Mitigation Measures

37. Require dedication of land from private developers or in-lieu fees to be used for park acquisition and development. Future developments within the City's planning area should contribute to the development of parks.

### Public Utilities

#### Electricity and Natural Gas

Electricity and natural gas will be supplied underground by Pacific Gas and Electric Company (PG&E), which supplies gas and electricity to about 2000 customers in the Soledad area. An additional 4500 persons, or about 2000 customers, will be added at full implementation of the Plan.

Table 2.9 shows the anticipated energy demands for electricity and natural gas.

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Table 2.9  
Energy Demands

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Electricity (Kwh)	
4,756 Kwh/unit/year	9.5 million Kwh/year
Natural Gas (therms)	
800 therms/unit/year	1.6 million therms/year

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### Impact

According to PG&E, no significant impact would occur if 4,500 additional persons were located in Soledad. A few distribution circuits may be needed as development occurs in the expansion areas.[26]

### Mitigation Measures

38. Energy conservation devices shall be encouraged in order to reduce energy consumption.
39. All new construction must meet the latest standards for energy conservation, including both insulation and efficient utilities and heaters.
40. Although solar energy use presently is insignificant compared with electricity and natural gas, the residential nature of most of the expansion areas presents the best opportunity for solar energy use.

### Telephone Service

Telephone service will be supplied underground by Pacific Telephone and Telegraph Company.

### Solid Waste Collection

Solid waste collection within the City of Soledad is conducted by Salinas Rural Disposal Company, a private refuse collector. In 1975, the solid waste collected within the City of Soledad equalled 5,300 tons per year. By 1980, projections in the range of 7,950 tons per year are expected. The Salinas Rural Disposal Company collects refuse and trucks the waste to the Johnson Canyon Disposal Site, a 123 acre parcel located along the southerly side of Johnson Canyon Road, approximately 4 miles east of Gonzales.

### Impact

The anticipated growth resulting from implementation of this plan will generate approximately 4,500 additional tons of refuse per year. Solid wastes generated from commercial areas, however, will depend upon the intensity of use. There is no anticipated negative impact on Solid Waste, except that the life span of the landfill will be reduced.

### Mitigation Measures

None are proposed.

## 2.10 Archaeological Resources

Very little archaeological research has been conducted in the Soledad planning area. Therefore, little is known about the planning area in respect to its archaeology. Also, there are no known archaeological sites in the area.

The probability of encountering subsurface deposits throughout the planning Area is unknown at this time.

#### Impact

Structural improvements will have an irreversible impact upon any artifacts which may have remained undisturbed from ongoing agricultural activities. Undisturbed remains or artifacts, if any, are most likely located in the following areas:

- a. pastureland which never has been tilled; and
- b. the natural stream channel and slopes such as the intermittent stream of Bryant Canyon and the vicinity of the Salinas River.

#### Mitigation Measures

41. Pursuant to the General Plan, prior to approval of any project, the applicant must agree to stop all construction and contact a certified archaeologist and the Archaeological Resource Center at Cabrillo College (425-6294) in the event that artifacts are found.

An archaeological report should be prepared prior to development of pastureland or encroachment of development upon slopes of Bryant Canyon and the Salinas River.



### 3.0 ENVIRONMENTAL ASSESSMENT

#### 3.1 State Requirements

Section 15148, Title 14 of the California Code, specifies the requirements for Environmental Impact Reports on local General Plans. This document has been prepared to meet the requirements of state law. The programs proposed as a part of the draft policy plan elements have been addressed in this EIR, their impacts, proposed mitigation measures, alternatives and growth-inducing impacts described. This document has been prepared in a matrix form because the number of proposed programs is so great that a standard text form would be too cumbersome. Proposed programs are listed on the left side of the matrix, with each section (element) of the policy plan treated separately. The Summary briefly describes the anticipated effects of the General Plan.

#### 3.2 Cumulative Impact

Implementation of the plan will increase the Soledad area's population and traffic flow, degrade existing visual and air resources, create a significant impact upon existing urban services, severely impact the Soledad School District and commit the use of agricultural land to urban land uses. The cumulative impacts that would result as part of implementation of this plan are described as follow:

Viewshed. The natural viewshed in the area surrounding the Soledad planning area will be changed radically with the implementation of this plan. Adjacent uses include row crop agriculture, vineyards, pasture land and rural farm structures. The change to modern structures at a higher density not only limits that viewshed area, but changes the immediate rural character of the area.

Traffic and Circulation. The addition of 38,000 daily traffic movements to Soledad's streets upon full implementation of this plan will be significant. Existing circulation problems will be intensified as development occurs within the planning area.

Air Quality. A decrease in air quality is inevitable with the implementation of this plan. Individual developments will not alone create a significant air quality problem. However, the cumulative effect of additional traffic movements and residences in the area will add to a gradual air quality degradation. In addition, air quality could be affected on a short term basis by agricultural and construction activities in the Soledad area.

Services. Police and fire protection, water and sewer, solid waste collection and disposal, and energy supply will be impacted to various degrees by the implementation of this plan. With continued approval of developments in the City of Soledad, a significant impact will be felt eventually by each designated service. At present, the implementation of the plan could induce a significant strain upon all of the above services. It would create a cumulative factor, with existing development, to be multiplied on by future development proposals.



### 3.3 Summary of Program Impacts: Land Use

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
1. Use zoning, subdivision & permit review requirements, as well as other devices such as the Capital Improvement Program & Annual City Budget to accommodate planned change & growth.	None.	This program is itself a mitigation measure to accommodate planned growth.	The No Program alternative will disrupt planned growth in Soledad.	Will provide for planned growth.
2. Use the Land Use Plan Map to identify the amount, location, mix distribution, density & intensity of various land uses.	None.	This program will guide future growth in Soledad according to the Land Use Plan.	No program; modify land use designations on the Land Use Plan.	The Land Use Plan will provide for future growth in Soledad.
3. Revise the City's zoning ordinance, text & map, to make them consistent with land use designations.	Zoning designations will be changed to meet proposed land use designations.	None.	State law requires local zoning to be consistent with the Land Use Plan.	Zoning will implement future land use.
4. Revise the subdivision ordinance to make the regulation of land divisions consistent with General Plan policies and standards.	There will be a financial impact upon the City in revising the Subdivision Ordinance	None	No program.	Higher densities will be introduced as a result of the Subdivision and Zoning Ordinances.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Induci Impacts
5. Adopt annexation policies consistent with the General Plan policies on the timing of growth & established urban service areas. Pursue the adoption of a Sphere of Influence Study for the City of Soledad consistent with General Plan policies & land use designation.	This program will lead to the adoption of an urban service boundary for the City, designating areas to be provided with urban services.	None are proposed.	The No Program alternative will delay future annexations of unincorporated territory.	Will allow additional development in the planning. Impacts are scribed in Section 2 of the Report.
6. Create urban service areas, designating areas to receive sewer, water and other municipal services over the succeeding 5 to 10 years.	Will allow development in designated areas, compatible with the City's ability to provide urban services.	See Mitigations outlined in Section 2 of this Report.	Same as #5, above.	Same as #5, above.
7. Encourage the infilling and intensification of land use consistent with existing neighborhood patterns in the already undeveloped areas of the City currently served by municipal services.	Will allow development to occur in existing areas of City where urban services are available.	See Section 2 of this Report.	The No Program alternative will encourage unnecessary encroachment onto agricultural lands.	None. Urban Sprawl will be discouraged.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
8. Encourage the preservation of agricultural land uses to the west, east & south of the City by coordinating city/county land use policy.	Urban growth to the north will occur.	This program will guide future growth away from more prime agricultural soils to the west, east & south.	Encourage development in other directions will encroach upon more prime agricultural lands & existing agriculture.	Development will be allowed to the north.
9. Lands designated on the Land Use Plan Map as Residential Reserve that are in agricultural production should not be converted to residential uses until the following findings are made: that development of the land will contribute to the establishment of a stable urban limit; & that 90% of the developable land designated in the City for residential uses has been developed. This does not include land having no reasonable access.	This program guides the timing of future urban expansion onto agricultural lands but would discourage development on certain lands until the major portion of the City lands are developed.	This program is a mitigation measure leading to the establishment of a stable urban limit.	None are proposed.	Ensures that future growth in the planning area will occur in an orderly and timely manner.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
10. Identify and protect entrances to the City by recognizing and presenting urban/rural transition areas & by landscaping City entrances in a manner that would be attractive & would not adversely affect the economic development of the area.	Entrances to the City will be identified and designated as areas requiring specific measures to ensure an attractive presentation.	This program is itself a mitigation measure.	The No Program alternative would not promote the beautification of urban/rural transition areas.	None.
11. Develop a design overlay zone which would be used along sensitive visual areas to implement landscape & setback requirements & architectural review.	Would provide for overall beautification of the City, would require the addition of a zoning designation & specific requirements to the City's zoning ordinance.	This program is itself a mitigation measure.	The No Program alternative would not provide for the protection of sensitive visual areas.	None
12. Encourage the restoration & maintenance of historic properties.	A financial impact will occur in order to pay for the restoration & maintenance.	None	The No Program alternative will not provide for the preservation of historic properties.	None

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
13. Maintain the pattern of development within the existing city; and, in undeveloped areas within the Planning area, encourage new development patterns that would allow for a residential mix by type.	Will tend to stabilize existing development patterns in the City; new units will be encouraged to provide mix of type of residences.	This program is itself a mitigation measure.	The No Program alternative may not provide for a mix of residential dwellings.	This program may allow higher density development in portions of the City, placing a higher demand for services.
14. Use specific plans & planned unit development regulations to define specific land use policy, encourage residential development sensitive to surrounding uses & provide adequate services.	This program will provide for orderly development within the City.	See #13, above.	None are proposed.	None.
15. Use the Land Use Plan Map of the General Plan as a policy statement on future as well as current commercial & industrial development.	The Land Use Plan Map will guide future development, will require action to rezone certain areas to be in conformance with Land Use Plan Map.	Each development project should be specifically reviewed for conformance with the General Plan.	None are proposed.	Additional commercial & industrial development will create an increased demand for residential units & services.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
16. Preserve the City's industrial land for future industrial development & actively encourage the addition of industrial enterprises in Soledad.	The addition of industrial enterprises will create an additional demand for residential units and urban services & will expand the socio-economic base of Soledad.	Individual project review shall take place for industrial development.	Industrial Development at a lower intensity; additional development controls to assure adequate environmental measures.	Many more jobs will be created in Soledad by future industrial development, creating a need for additional growth in the commercial & residential sectors.
17. Enhance the City's central business district by revitalizing the downtown area in a functional & efficient manner, thereby creating an attractive center for retail services & social activities. Encourage implementation of the downtown specific plan.	Some financial impacts will occur as part of the revitalization effort.	The downtown specific plan shall be followed for revitalizing this area.	The No Program alternative would not provide for revitalization of the downtown.	By revitalizing the downtown, more jobs will be created because shoppers will elect to shop in Soledad. This would create an additional demand for services.
18. The portions of four blocks fronting East Street shall be considered as a "study area" until further planning information is provided.	This program may enhance downtown revitalization efforts.	This program will provide for better land use decisions at a later date.	The No Program alternative may help revitalize the downtown.	Additional commercial development, if needed, will cause other types of development & demand for services to occur.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
19. A Neighborhood Commercial area should be located on Metz Road between the Soledad School District & Soledad City Park. Properties are shown on the Land Use Map.	See #18, above.	Only neighborhood type uses shall be allowed by zoning in the Neighborhood Commercial area.	See #18, above.	See #18, above.
20. Through the City's Five Year Capital Improvement Plan and the Resource Improvement Format, allocate funds for the construction of roads, water & sewage treatment facilities & improvements, libraries, parks & other City government facilities.	A financial impact will occur. Efforts to seek funding are needed.	This program will provide for adequate facilities & services in the future.	The No Program alternative will not provide for orderly growth since urban services and facilities may not be adequate.	This program will provide for facilities & services so that additional growth can occur.
21. Through active communication with the Soledad School District & the Gonzales High School District, plan cooperatively for the expansion of existing school facilities & the siting of new facilities.	This program would plan for school expansion as needed.	None.	The No Program alternative would not lead to cooperative school development & would be more expensive.	None.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
22. Participate in the Association of Monterey Bay Area Governments Planning Programs to ensure coordination of regional & local planning policy.	A minimal cost will be incurred.	None.	The No Program alternative would limit Sole-dad in its cooperative planning efforts & ability to seek grant funding.	None.
23. Create a neighborhood character in areas to be built with single family dwellings by discouraging any development other than residential in residential zones.	The zoning ordinance would be implemented through this program.	This program is itself a mitigation measure.	The No Program alternative may allow other types of development to occur in residential zones.	None.
24. Require on & off site service improvements to be completed with construction such as water, sewer & street development, schools & parks landscaping, both on site & to local streets, noise attenuation & drainage improvements.	This program will increase development costs, but will require that new developments not put a burden on City economics of providing City services.	This program is itself a mitigation measure.	If this program is not implemented, facilities & improvements will have to be provided by other means, i.e., the local government incurring the costs or an assessment district with the costs shared by the property owners.	None.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
25. Provide for adequate park space & facilities in Soledad to serve the needs of all segments of the community.	A financial impact will occur.	Parks should be located throughout the community.	The No Program alternative will not provide for adequate parklands.	None.
26. Acquire parkland space through developer in-lieu fees required from private developers.	This program will transfer the burden of providing park space for new development from the City to the consumer.	None are proposed.	Local government provide park space.  Provide no additional parks.	None.
27. Encourage low maintenance type parks and open space.	Costs of park maintenance will be lower as a result of this program.	This program is itself a mitigation measure.	The No Program alternative will be more costly.	None.

### 3.4 Summary of Program Impacts: HOUSING

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
1. Use the Land Use Plan Map of the General Plan as policy for existing & future residential development. It should indicate housing location, type and minimum/maximum densities.	The Land Use Plan Map will guide the location & amount of future residential development.	None are proposed.	None are proposed.	Growth shall occur in designated areas. More housing will create a demand for more commercial services.
2. The City of Soledad shall actively stimulate the production of affordable rental & ownership housing.	Will result in broader distribution of affordable housing units within the City.	None are proposed.	The No Program alternative will result in no lower income housing being built.	None.
3. The City should encourage affordable rental units for persons of low & moderate income (i.e., rental rates to be affordable by persons with incomes less than 80% of the County's median income).	This program will encourage lower income households in Soledad. Not all the households should not be low & moderate income.	None are proposed.	None are proposed.	This program will encourage an increased supply of low and moderate income housing.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
4. The City should solicit financial assistance for construction of rental housing through federal & state programs, including loans, grants, interest subsidies, capital improvements & related programs.	Will help offset costs of developer, so that cost of units will be affordable.	None are proposed.	The No Program alternative will not provide for financial assistance.	This program will attract additional rental housing, creating higher densities & demand for services.
5. The City should encourage ownership units to be affordable by those of low & moderate income (i.e., with incomes less than 80% of the County's median income).	This program will encourage lower income households in Soledad.	None are proposed.	None are proposed.	This program will encourage an abundant supply of low & moderate income housing.
6. Consider rezoning older areas within present City limits to encourage construction of condominiums & attached houses.	Will create higher density residential in older areas of the City and will provide a wider range of housing opportunities.	Development must be coordinated with the ability to provide urban services, i.e., water & sewer.	No program may serve to limit availability of housing opportunities; consider these kinds of development throughout the City.	This program will encourage higher density residential uses within existing urban service areas.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Induc Impacts
7. Consider the allowance of modular type housing throughout low density residential zones as part of the Zoning Ordinance, & place mobile homes in areas designated as mobile home parks.	Higher densities may occur as a result of this program.	Provisions for an aesthetically coordinated neighborhood should be taken into account when developing modular type housing.	The No Program alternative is inconsistent with state law. Specific areas for modular type housing can be located to satisfy state law.	None.
8. The City of Soledad shall continue to promote housing rehabilitation for existing structures at a rate of as funds are available.	This program will enhance the general appearance of Soledad, provide adequate housing, encourage repairs & increase the life of dwellings.	This program is itself a mitigation measure.	<p>The No Program alternative will not provide for housing rehabilitation.</p> <p>By Rehabilitating more units per year, benefits of the programs would occur at a faster rate.</p>	None.
9. The city should strictly enforce building codes. Where codes cannot be met, structures should be condemned and demolished.	This program will enhance the general appearance of Soledad.	This program is itself a Mitigation Measure.	The No Program alternative will not deal with substandard structures.	None.
10. Continue to provide low interest loans & grants to low to moderate income home owners for housing rehabilitation with federal, state and bond funds.	See #8, above.	This program is a mitigation measure to enhance the City of Soledad as a place to live & work.	The No Program alternative would make rehabilitation infeasible for many households in Soledad.	None.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
11. The City should solicit federal, state & revenue bond funds for low interest loans & grants for rehabilitating rental properties.	See #8, above.	See #9, above.	See #8, above.	None.
12. The Planning Commission and City Council should continuously evaluate developments' cumulative impacts upon the City's ability to provide adequate services.	This program will lead to planned provision of services compatible with development.	This program is a mitigation measure to evaluate cumulative impacts.	The No Program alternative may lead to service problems in areas of development.	None.
13. Make maximum use of public & private resources to help solve special housing problems.	There may be a financial impacts upon local public & private organizations.	None are proposed.	No Program.	This program could result in the development of low cost housing.
14. Address special housing needs of the City through the Housing Plan of the General Plan & the Housing & Community Housing Assistance Plan.	A minimal cost to the City will occur.	None are proposed.	The No Program alternative will not provide for addressing special housing needs in Soledad.	None.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducin Impacts
15. Develop programs to provide a density bonus or other incentive to be granted to developments that include a substantial portion of affordable units.	This program will provide for higher densities as well as encourage low income housing.	None are proposed.	A variety of programs can be devised to provide for density bonuses.	This program will permit higher densities & a higher population for the Soledad area.
16. Evaluate the suitability of vacant parcels close to downtown for medium & high density residential development of housing for elderly & handicapped persons.	More people will be concentrated in the downtown area, leading to additional demand for parking & the potential for higher congestion.	This program is itself a mitigation measure.	Evaluate the suitability of vacant parcels in the north expansion area for elderly housing.  No Program.	This program will encourage high density development on some vacant parcels near the City's downtown area, leading to an increased need for services.
17. Encourage land use arrangements, densities and uses that reduce travel time & enhance opportunities to use bicycles & foot transportation.	None.	This program is itself a mitigation measure.	No Program.	None.
18. Undertake programs that emphasize energy retrofitting in existing residential structures using insulation, weatherstripping.	Development costs will be increased.	This program is itself a mitigation measure to reduce energy usage.	The No Program alternative will not encourage energy conservation in Soledad.	None.

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
19. Promote use of passive & active solar systems in new & existing residential buildings.	Owners will be burdened with initial costs.	See #8, above.	See #8, above.	None.

### 3.5 Summary of Program Impacts: CIRCULATION

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Induced Impacts
1. Recognize & maintain the street classification system (Map 7 of the General Plan) which identifies functions of the types of streets for future planning in Soledad, & provides for through traffic on arterial and collector streets.	Circulation & traffic will be increased on existing streets & will follow the proposed street pattern in the future.	This program is itself a mitigation measure to plan for development in Soledad's expansion areas.	The No Program alternative will not provide for a classification of streets in Soledad.	None.
2. Evaluate street maintenance & improvement programs annually & incorporate needed improvements within a Capital Improvement Plan.	Administrative costs will occur in addition to capital improvement costs.	This program is itself a mitigation measure to insure that needed street improvements occur.	The No Program alternative will not provide for the constant evaluation of street improvement programs.	None.
3. Acquire rights of way for areas with insufficient access.	A financial impact will occur.	This program is itself a Mitigation Measure.	The No Program alternative will increase traffic congestion and lessen efficiency of land use.	It access is provided in in certain areas growth will occur.
4. Encourage the development of a southbound freeway on-ramp at the City's north freeway on-ramp.	A financial impact will occur.	This program should be implemented only if demand warrants.	The No Program alternative will force all southbound traffic through Soledad to the southbound on-ramp south of town, creating a potential for traffic congestion.	If a southbound on-ramp is located north of town, some commercial enterprises may locate here, causing additional commercial growth.

### 3.5 Summary of Program Impacts: CIRCULATION

Program	Impacts/ Adverse Effects	Mitigation Measures	Alternatives	Growth Inducing Impacts
5. Ensure adequate street widths in new developments.	This program will reduce traffic congestion, but may require additional street dedication by developer.	This program is a mitigation measure to provide adequate circulation patterns.	No Program.	This program will allow for increased traffic flows.
6. Develop additional public parking lot in downtown areas as needed.	A financial impact will occur, requiring implementation and maintenance costs.	This program will reduce parking and congestion problems in the future.	No Program.	This program may enhance commercial growth in Soledad.
7. Review off street parking standards for residential and commercial uses to ensure adequate parking provisions.	A minimal expense to the City.	This program is a mitigation measure to prevent potential traffic problems.	No Program.	See #6, above.
8. Support State, County & Federal programs that provide transportation services to the elderly and handicapped.	None.	None are proposed.	No Program.	None.
9. Meet all reasonable transit needs.	Will provide efficient transportation for everyone.	This program is a mitigation measure.	No Program.	None.



## 4.0 SOURCES

### 4.1 References and Persons Consulted

1. Guidelines (1970), pursuant to the California Environmental Quality Act, as amended.
2. Central Salinas Valley General Plan (1968), Monterey County Planning Department.
3. City of Soledad General Plan (1973), including all of the relevant elements from said document and those prepared and drafted since that date. Hahn, Wise & Associates, Inc., San Carlos, California.
4. Seismic Hazard Maps (1975), prepared by Burkland & Associates for the Monterey County Seismic Safety Element.
5. Santa Cruz Sheet (1959), prepared by Jennings & Strand, State of California, Division of Mines and Geology.
6. IBID.
7. Earthquake Intensity Zonation and Quaternary Deposits, San Mateo, Santa Cruz and Monterey Counties, California: U.S.G.S. Field Studies Map MF-903, Scale 1:250,000.
8. Historical Ground Failure in Northern California Triggered by Earthquakes (1978), prepared by T.L. Youd and S.N. Hoose, U.S.G.S. Professional Paper 993.
9. Soil Survey of Monterey County (April 1978), prepared by the Soil Conservation Service, U.S.D.A.
10. Water Resources Data (October 1, 1976 to September 30, 1977), prepared by the Monterey County Flood Control and Water Conservation District, Salinas, California.
11. Salinas Valley Geological Investigation (May 1960), prepared by the Monterey County Flood Control and Water Conservation District, Salinas, California.
12. Report on the Castroville Irrigation Project Deep Hole and Fresh-water Bearing Strata Below the 400 Foot Aquifer, Salinas Valley, California (April 1976), prepared by Richard Thorup, Consulting Geologist, Monterey, California, for the M.C.F.C.W.C.D., Salinas, California.
13. Monterey County Transportation Study (1980).
14. Air Quality Plan for the Monterey Bay Region (December 1978), prepared by the Association of Monterey Bay Area Governments, the Monterey Bay Unified Air Pollution Control District and Santa Cruz County's Transportation Commission.



15. Marine Air Penetration of the Monterey Bay Coastal Strip and Salinas Valley, California (1971), prepared by Robert Reed at the Moss Landing Marine Laboratory, Technical Publication 71-2.
16. Air Flow Land-Sea-Air Interface, Monterey Bay, California (1972), prepared by Robert Reed at the Moss Landing Marine Laboratory, Technical Publication 72-4.
17. Problems of Our Physical Environment (1973), Joseph Priest; Massachusetts: Addison-Wesley Publishing Company.
18. AMBAG and MBUAPCD (1978), OP CIT.
19. IBID.
20. Mr. Larry W. Bagley, City Manager, City of Soledad, California (1979).
21. IBID.
22. IBID.
23. IBID.
24. Communication with the Soledad School District Secretary, Soledad City School District (March 1981).
25. Communication with Gonzales High School Attendance Secretary, Gonzales High School District (March 1981).
26. Communication with Ed Wong, Pacific Gas & Electric Company (March 1981).



Appendix A  
Initial Study



# INITIAL STUDY

SIGNIFICANT IMPACT	CAN BE MITIGATED		YES	NO	BASIC ENVIRONMENTAL QUESTIONS
	X				1. Within a high seismic hazard zone? Zone: # 2 and # 4
				X	2. Development on slopes over 30%?
				X	3. Potential erosion problem?
				X	4. Evidence of geologic instability?
X			X		5. Soil constraints for development? Prime Agricultural Lands
				X	6. Potential to degrade surface water? Affected water(s)
				X	a. Reduce water quality?
				X	b. Reduce downstream availability?
	X	X			7. Potential to degrade groundwater? Increased demand for groundwater may create groundwater problems
	X	X			a. Quality?
	X	X			b. Increase overdraft?
	X	X		X	8. Would increased project runoff be detrimental?
				X	9. Within a 100 year floodplain?
				X	10. Eliminate vegetation? Type:
				X	11. Rare or endangered species? Species:
				X	12. Impact any unique or fragile biotic community?
				X	13. Impact a wildlife use area? Type:
	X	X			14. Designated scenic area?
X			X		15. Any significant visual impact?
	X	X			16. Obnoxious odors? A feed lot north of the planning area
	X	X		X	17. Unacceptable noise?
					18. Traffic impact? Additional traffic to be added
				X	19. Conflict with any airport land use plan or land use?
				X	20. Project access inadequate?
X			X		21. Air quality degradation on a-
X			X		temporary basis
X			X		permanent basis
	X	X			22. Sewage disposal problem? Sewer and water capacity will have to be increased
	X	X			23. Water supply problem?
	X	X			24. Inadequate school facilities? District:
	X	X			25. Increased fire hazard?
			X		26. Inadequate access for fire trucks?
			X		27. Extension of utilities 1/2 mile or more? In the Northern Expansion Area
			X		28. Inefficient use of energy?
				X	29. Archaeological site?
				X	30. Historical site?
X			X		31. Loss of prime row crop or irrigated farmland?
				X	32. Loss of grazing land?
				X	33. Inconsistent with Growth Management Policies?
	X	X			34. Conflicts with neighboring land use? Urban/Agricultural Conflicts
	X	X			35. Generates the need for new housing? This plan will provide for Housing
			X		36. Does not provide for low or moderate income housing?
			X		37. Provides no new permanent job opportunities?
			X		38. Adverse cumulative effect?
			X		39. Displace existing residents?
			X		40. Is growth inducing? Plan will provide for additional Development
			X		41. Short term benefits at expense of long-term?
			X		42. Irreversible commitment of land or irreplaceable resources? Agricultural Lands and Air Quality degradation, Visual Impact

NOTES: Significant impacts and mitigations are discussed in the Environmental Impact Report



Appendix B  
Rossi-Forel Intensity Scale



ROSSI-FOREL  
GROUND SHAKING INTENSITY SCALE  
(SCALE SIMPLIFIED 1906)

- I      PERCEPTIBLE, only by delicate instruments
- II     VERY SLIGHT, shocks noticed by few persons at rest
- III    SLIGHT SHOCK, of which duration and direction were noted by  
        a number of persons
- IV    MODERATE SHOCK, reported by persons in motion; shaking movable  
        objects; cracking of ceiling
- V     SMART SHOCK, generally felt; furniture; some clocks stopped;  
        some sleepers awakened
- VI    SEVERE SHOCK, general awakening of sleepers; stopping of  
        clocks; some window glass broken
- VII   VIOLENT SHOCK, overturning of loose objects; falling of plaster;  
        striking of church bells; some chimneys fall
- VIII   Fall of chimneys; cracks in the walls of buildings
- IX    Partial or total destruction of some buildings
- X     Great disasters; overturning of rocks, fissures in surface of  
        earth; mountain slides

(From Lawson and others, 1908)



Appendix C  
Soil Capability Classes



## Soil Capability Classification

As an aid in evaluating the potential and/or limitations of soils in a given area, the soil conservation service of the U.S. Department of Agriculture has categorized soils into capability classes, subclasses and units. The broadest groups, capability classes, are designated by roman numerals I through VIII. The higher the numeral, the greater the limitations and the narrower the choices of practical use for the land. The classes are defined as follows:

Class I - soils that have few limitations that restrict their use.

Class II - soils that have moderate limitations that reduce the choice of plants or require moderate conservation practices.

Class III - soils that have severe limitations that reduce the choice of plants and/or require special conservation practices.

Class IV - soils that have very severe limitations that reduce the choice of plants and/or require very careful management.

Class V - soils that are not likely to erode but have other limitations, impractical to remove, that limit their use.

Class VI - soils that have severe limitations that make them generally unsuitable for cultivation.

Class VII - soils that have very severe limitations that make them generally unsuitable for cultivation.

Class VIII - soils and land forms that have limitations that nearly preclude their use for commercial plants.

Capability subclasses show the main limitation of the capability class of the soil. Class I soil has no subclasses because there are virtually no restrictions on this soil. The applicable subclasses are given as follows:

c - climate is too cold or too dry.

e - erosion hazard unless close-growing plant cover is maintained.

s - soil is limited mainly because it is shallow, droughty, or stony.

The classification of soil capability is further divided into capability units. The following capability units suggest the chief kind of limitation responsible for placement of the soils in their designated capability classes and subclasses.

0. Sand and gravel in the substratum limits root penetration.

1. Accelerated or potential erosion hazard.

2. Poor drainage as flooding.

3. Slow or very slow permeability of subsoil or substratum.

4. Coarse soil texture or excessive gravel.

5. Fine textured or very fine textured surface layer.
6. Salt or alkali.
7. Cobbles, stones, or rocks.
8. Nearly impervious bedrock or hardpan within effective rooting depth.
9. Low fertility or toxicity.

Land resource areas are given by arabic numerals in parentheses. Central California Coastal Valley are designated as (14), and Central California Coastal Ranges are (15).



## Letters of Response



# State of California

GOVERNOR'S OFFICE

OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET

SACRAMENTO 95814



EDMUND G. BROWN JR.  
GOVERNOR

June 5, 1981

Mr. Earl W. Morrison  
City of Soledad  
647 Front Street  
Soledad, CA 93960

SUBJECT: SCH# 81042104 GENERAL PLAN AND ENVIRONMENTAL ASSESSMENT

Dear Mr. Morrison,

State agencies have commented on your draft environmental impact report (see attached). If you would like to discuss their concerns and recommendations, please contact the staff from the appropriate agencies.

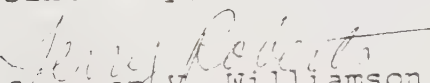
When preparing the final EIR, you must include all comments and responses (CEQA Guidelines, Section 15146). The certified EIR must be considered in the decision-making process for the project. In addition, we urge you to respond directly to the agencies' comments by writing to them, including the State Clearinghouse number on all correspondence.

Section 15002(f) of the CEQA Guidelines requires that a governmental agency take certain actions if an EIR shows substantial adverse environmental impacts could result from a project. These actions include changing the project, imposing conditions on the project, adopting plans or ordinances to avoid the problem, selecting an alternative to the project, or disapproving the project. In the event that the project is approved without adequate mitigation of significant effects, the lead agency must make written findings for each unmitigated significant effect (Section 15088) and it must support its actions with a written statement of overriding considerations (Section 15089).

If the project requires discretionary approval from any state agency, the Notice of Determination must be filed with the Secretary for Resources, as well as with the County Clerk.

Please contact Anna Polvos at (916) 445-0613 if you have any questions.

Sincerely,

  
Stephen V. Williamson  
State Clearinghouse

cc: Ken Fellows, DWR



# Memorandum

To : Ann Barkley, Chief  
Div. Transp. Planning  
  
Attn: Darrell Husum, Jr.

Date: April 30, 1981  
  
File : A-95/CEQA Review  
SCH81042104

From : DEPARTMENT OF TRANSPORTATION  
District 5

Subject:

The Draft General Plan and Environmental Assessment for Soledad has been reviewed by Caltrans District 5 personnel with the following comments:

Any project to develop a southbound freeway on-ramp at Soledad's north city area would require an approved Encroachment Permit from Caltrans District 5 office at San Luis Obispo. The work area within Highway 101 rights of way must be covered by an archaeological survey and other required environmental studies which must be submitted with the application for an Encroachment Permit.

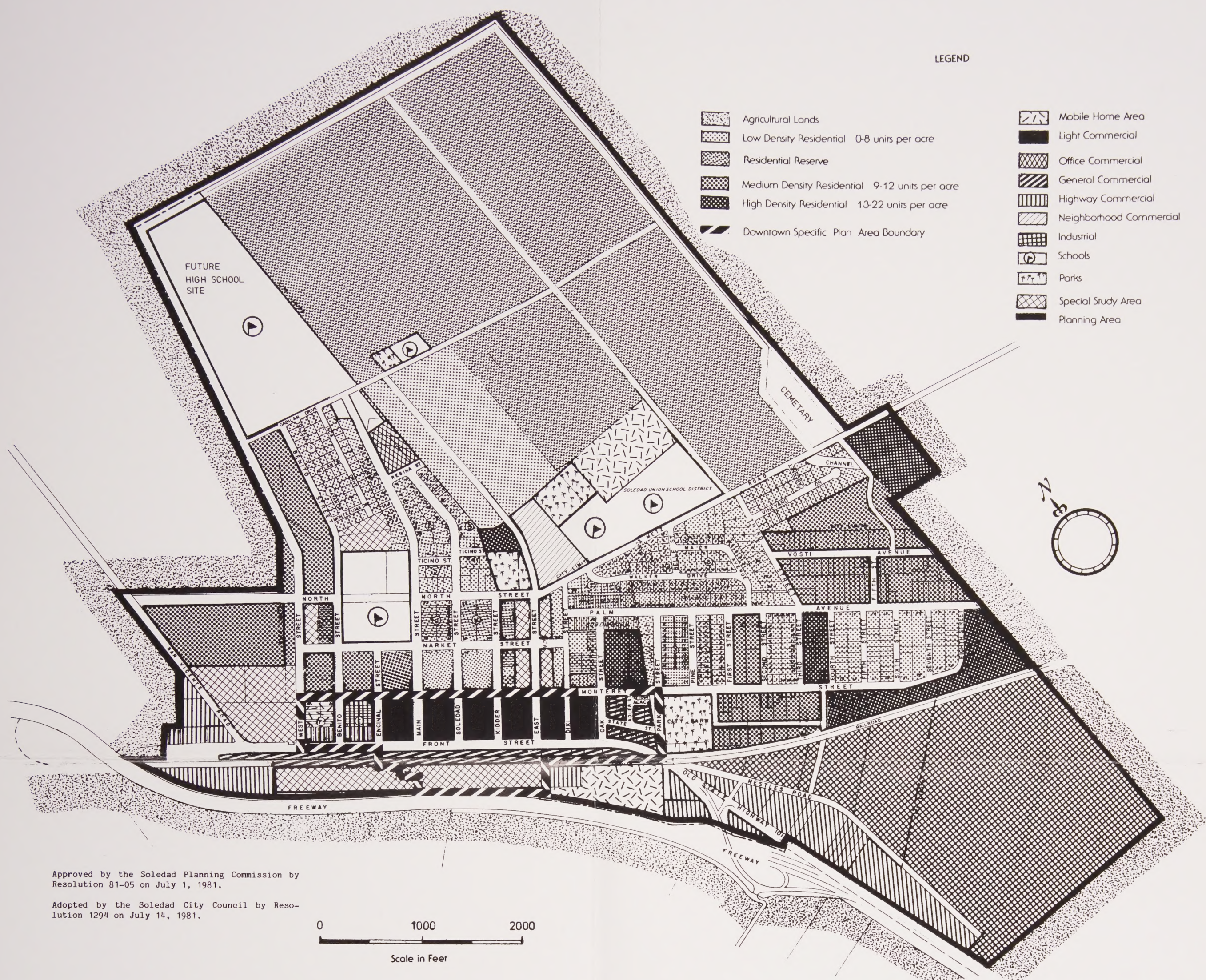
Caltrans only programmed projects in the Soledad area are reconstruction projects on the existing State Highways.



W. W. Evans  
Caltrans Dist. 5 A-95 Coordinator



# City of Soledad Land Use Plan



## Summary of Policies

## Land Use

- Policy A: Provide guidance for future growth and development in Soledad by using the policies and programs contained in this General Plan.
- Policy B: Favor compact urban growth and phased extension of urban services while discouraging urban sprawl or premature development.
- Policy C: Preserve agricultural land surrounding the City by inhibiting urban sprawl and maintaining the City's identity.
- Policy D: Maintain and enhance existing community qualities by developing programs which encourage a desirable community design.
- Policy E: Encourage the preservation of historic resources that are significant due to architectural, historic or cultural features.
- Policy F: Provide for needed residential expansion timed to population growth and in areas properly located for anticipated residential development.
- Policy G: Designate land for commercial and industrial uses properly timed and located to provide for projected economic development.
- Policy H: Encourage the implementation of the downtown Soledad Revitalization Plan.
- Policy I: Phase provision of public and quasi public facilities with population growth.
- Policy J: Coordinate City programs with regional, local and private agencies.
- Policy K: Enhance the livability of residential areas through land use regulations and the provision of adequate public facilities and services to meet the needs of each neighborhood area within the City.

## Housing

- Policy A: Require that new residential development meet the housing needs of all income groups.
- Policy B: Provide for a continually expanding supply of rental housing in Soledad for persons of all income groups.
- Policy C: Provide for a continually expanding supply of ownership housing in Soledad for persons of all income groups.
- Policy D: Enhance the livability of existing residential units by assuring that all housing units provide a healthy and safe environment for their inhabitants.
- Policy E: New and existing Housing Development should conserve the pace of life and neighborhood character in Soledad.
- Policy F: Provide housing opportunities for all residents of the City, including the disadvantaged, elderly on fixed incomes, handicapped, low and moderate income families and farm workers.
- Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.
- Policy H: Encourage solar power use in existing and proposed residential uses.
- Policy I: Encourage energy production systems and energy conservation programs which would diversify our energy resources and facilitate reduced energy consumption.
- Policy J: Work with other local, state and federal agencies, public utilities and community organizations to implement energy conservation and longer range renewable energy development programs.

## Circulation


















- |                  |   |
|------------------|---|
| <u>Policy A:</u> | Provide a safe and efficient circulation system throughout the City.  |
| <u>Policy B:</u> | Provide adequate access to all areas within the City.   |
| <u>Policy C:</u> | Ensure provision of adequate parking in all blocks of the downtown, as well as residential neighborhoods.               |
| <u>Policy D:</u> | Continue the provision of a mix of transportation systems to meet the needs of all economic segments of the population. |

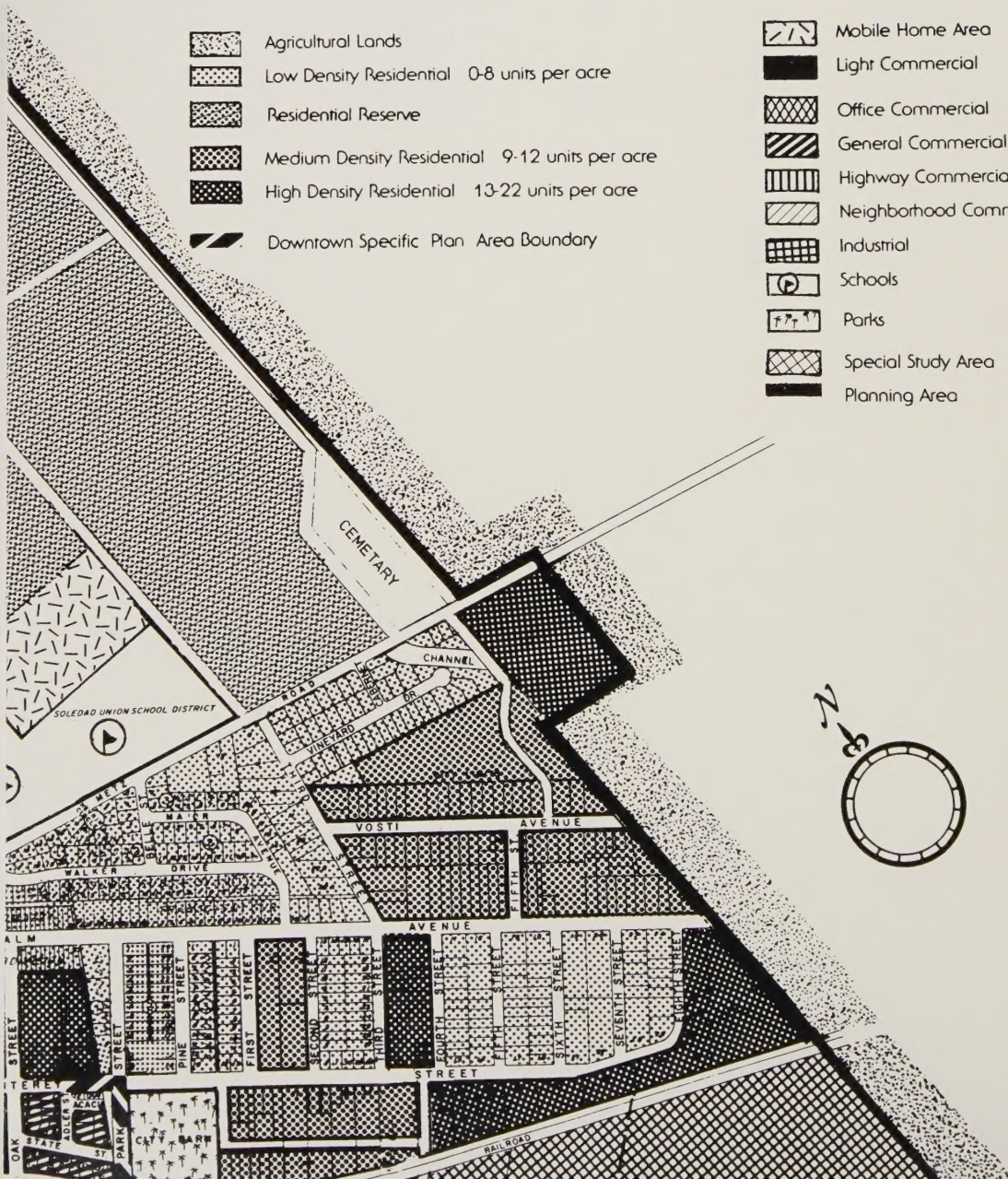
Prepared by  
Environmental Management Consultants  
P.O. Box 414  
Monterey, California 93940  
408/649-1799



# Land Use Plan

## LEGEND

- |   |  |  |                         |
|---|--|--|-------------------------|
|  | Agricultural Lands                             |    | Mobile Home Area        |
|  | Low Density Residential 0-8 units per acre     |    | Light Commercial        |
|  | Residential Reserve                            |    | Office Commercial       |
|  | Medium Density Residential 9-12 units per acre |    | General Commercial      |
|  | High Density Residential 13-22 units per acre  |    | Highway Commercial      |
|  | Downtown Specific Plan Area Boundary           |    | Neighborhood Commercial |
|   |  |   | Industrial              |
|   |  |  | Schools                 |
|   |  |  | Parks                   |
|   |  |  | Special Study Area      |
|   |  |  | Planning Area           |



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